

# Crystal Bluffs Townhome Association

Board Meeting – Q1  
January 13, 2021 via Zoom

Present: Chris Coyle, Peggy Beeler, Minerva Bronk, Cindy Barnes, Maria Yurasek, Gay Zanni, Scott & Joan Barker, and Brian Leasure, Association Manager

Minutes from the last meeting, as corrected. Peggy motioned to approve, Cindy second. Approved.

## **Financials:**

Q1 Financial Report from Brian, little to report since annual board meeting on December 9<sup>th</sup>. Only activity in account was utility payment and American Family Insurance. Peggy mentioned on balance sheet as of December 31, 2020 "other assets" has a prepaid amount of \$3412 from Aspen Arborist where they were paid twice. Used the credit to have tree work done July/Aug 2020. Aimee will correct/remove that amount from QuickBooks. Motion to approve the financials, as corrected. Approved.

## **New Business:**

Snow removal update: Peggy mentioned the issues on the road where snow/ice is building up and Peggy will direct Rocky Mountain where to clear and add salt to those areas.

Discussion about gutters and icicles, and heat tape issues on Building 7 with 3 heat tapes that have not been reconnected. Brian to reach out to Alex at Bulldog Properties. May be Spring before this can be done.

Discussion of roof leak at 1262. Will be monitored and looked at in the Spring.

Discussion of oversized vehicles: Concern is the description of RV vs. work vehicle and parking outside in driveways. Peggy will get clarification from RVRMA what is allowed according to the documents.

## **Old Business:**

Approval of the "Responsible Governance Policies" as corrected, and request Brian to file with Garfield County. Gay Zanni will follow through and handle with the county. Chris moved to approve, Cindy second.

Update of Painting/Roofing Schedule: Peggy will do a walk through with Brian in the Spring to discuss which building would be scheduled.

Our next meeting will be Wednesday, April 14<sup>th</sup>, 2021 at 4pm.

Adjourned.



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Peggy Beeler – President

Submitted by Aimee Luther  
Office Manager – Destination Holdings

## **DESTINATION HOLDINGS PROPERTY MANAGEMENT**

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