

Crystal Bluffs Townhome Association

Board Meeting – Q2
April 14, 2021 RVR Barn & Zoom

Present: Peggy Beeler, Gay Zanni, Tom Bracewell, Chris Coyle, Cindy Barnes (zoom), Maria Yurasek (zoom), Susan Blake (zoom), Paula Cahill (zoom) and Brian Leasure, Association Manager

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

Financials:

- Q2 Financial Report from Brian, all in line for start of second quarter. Chris motioned to approve the financials, Maria second. Approved.

Old Business:

- CC&R Amendment to the bylaws was presented by Peggy for clarification regarding solar panels, gutters & heat tapes. It will be clearly stated that the capital expense (installation) will be the homeowner's expense for those items. Maintenance will be the responsibility of the HOA for the gutters and heat tapes. The HOA will not be responsible for maintaining solar panels on any of the homes.
- Landscape Report: Peggy presented to the advisory landscape committee a purpose letter stating their responsibilities. Presentation of the landscape recommendations for 2021 was discussed in detail about many issues, including driveway dividers, patios, trees & trimming. Not all items were discussed due to time, but it was the decision of the board to send out an email to all homeowners about landscaping recommendations and seek feedback and comments, then the BOD will decide how to move forward with remaining items. It was the decision of the board based on the budget to approve tree trimming, removal of 1 large cottonwood in island and 1 tree between 1264/1266, supplies for mulch, topsoil, grass seed and flowers. Chris motioned to approve, Gay second.
- Roof Repairs: Duncan has been out and completed work on units, he felt replacement wasn't necessary at this time. He feels the roofs will last a few more years.
- Painting Schedule: After reviewing the paint bids, it was the decision of the BOD to hire Mid Valley Painting. The 2 buildings that will be painted are 1278/1280 and 1262/1264. Peggy has all paint colors to choose from and will get those choices to homeowners. In addition to the buildings, Mid Valley will refinish/paint front doors of all homes that are in need and will walk the property to determine those to be done. All board of directors approved.

New Business:

- Re-seal driveways/loop: Brian will meet and get an estimate from R&J Sealing Co. for this work.
- RVR Yard Sale: Discussion about being involved with the sale and proceeds go to Lift Up or foodbank.

Our next meeting will be Wednesday, July 14th, 2021 at 4pm.



Peggy Beeler – President

Submitted by Aimee Luther
Office Manager – Destination Holdings

DESTINATION HOLDINGS PROPERTY MANAGEMENT
333 River Valley Ranch Drive Carbondale, CO 81623 Phone 970.963.0400
BLEASURE@DestinationHoldings.com ALUTHER@DestinationHoldings.com
