

**CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION
BOARD MEMBERS' MEETING
1/11/12**

**Meeting Location: Office of Whiteman & Associates 221 E Colorado Ave, Telluride,
CO 81435**

**Attendance: John Raese (Unit 10) by telephone
Neal Elinoff (Unit 14) by telephone
Michael Vazquez (Unit 16) by telephone
Greg Ritter (Unit 18) by telephone
Dominic Spagnuolo (Unit 24) by telephone
Thomas Whiteman (Whiteman & Associates)
Tricia Clark (Whiteman & Associates)**

Dominic Spagnuolo called the meeting to order at 12:30 PM MST.

D.S. motioned to elect officers as follows:

**President: Dominic Spagnuolo
Vice President: Neal Elinoff
Assistant Vice President: Mike Vazquez
Secretary/Treasurer: Greg Ritter**

Passed unanimously.

D.S. Made a motion to pass the proposed 2012 budget. Greg Ritter seconded. Motion passed. M.V. abstained.

Meeting adjourned 12:36 PM MST

CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION

ANNUAL MEMBERS MEETING

1/11/12

11:00 AM MST

Meeting location: Office of Whiteman & Associates PLLC. 221 E Colorado Ave.,
Telluride, CO 81435.

Attendance: John Raese (Unit 10) by telephone
Neal Elinoff (Unit 14) by telephone
Michael Vazquez (Unit 16) by telephone
Greg Ritter (Unit 18) by telephone
Dominic Spagnuolo (Unit 24) by telephone
Thomas Whiteman (Whiteman & Associates)
Tricia Clark (Whiteman & Associates)

Dominic Spagnuolo, Association President, called the meeting to order at 11:00 AM
MST.

Order of Business:

- A. Roll call. Quorum was established.
- B. Approval of 10/29/08 Meeting Minutes. D. Spagnuolo motioned to approve minutes J. Raese seconded. Passed unanimously.
- C. D.S. reviewed agenda:
 - Approval of 2012 Budget
 - Legal problem with Butler
 - Election of Board.D.S. noted that dues were running \$5000.00 a quarter in order to pay legal fees and dues would go back down once the legal bills were paid. He was advised that it is better to call these fees dues as opposed to a Special Assessment for greater ease of collection from creditors.
- D. Greg Ritter led a budget discussion. There was a review of legal fees, the proposed budget and accounts receivable from Butler.

- E. D.S. noted that some units were in need of paint and repairs and that each owner was responsible for upkeep. He said the Association is permitted to have the work done and bill the owner. He suggested writing letter to the owners to remind them of this. D.S. made a motion to send letters to the owners reminding them that they have a responsibility regarding the upkeep and painting of their units. Seconded by Greg Ritter. Passed unanimously.
- F. Butler Suit Discussion: There was a lengthy discussion about the history of the law suit and its current status. There was a general consensus that the suit was getting expensive and clearer goals should be set and the scope of the suit should be reduced. During the discussion it was noted that glycol is leaking from the system because Butler disconnected part of it. There is concern about the EPA and possible consequences of the leak. D.S. said he was willing to talk to Butler's son about coming to a compromise. D.S. made a motion that the Board will decide what to present to Butler's son and inform the Association of their decision. Seconded by Mike Vazquez. Passed, Neal Elinoff opposed.
- G. Election of Board of Directors. After a brief discussion, D.S. motioned to retain the current Board. John Raese seconded. Passed unanimously.
- H. Meeting adjourned 12:29 PM MST.