

DRAFT
CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION
SPECIAL MEMBERSHIP MEETING

August 30th, 2023, 4:30 P.M. (MDT) 5:30 PM (CDT) 6:30 P.M. (EDT)

VIA ZOOM

Minutes

1. Roll call, determination of quorum and certification of proxies.
Tom Thorpe, Unit 10, (joined the meeting later) Kathleen Rossen, Unit 12, Jim Tholen, Unit 16, Billy Dimis, Unit 18, John Degenova, Unit 20, Brian Brunner Unit 22 and Barton Prideaux, Unit 24
Absent: Neal Elinoff, Unit 14
Barton Prideaux calls the meeting to order at 4:35 pm.
2. Motion to approve/waive notice of meeting.
Barton Prideaux made a motion to approve the notice of the meeting. Brian Brunner seconded, and motion passed.
3. Determination of quorum of members – Majority of the total number of members entitled to cast, or of members holding proxies and entitled to cast fifty percent (50%) of the votes of members.
4. Approval of the Minutes from the special membership meeting on August 4, 2023.
Jim Tholen made a motion to approve the minutes from the Special membership meeting. Kathleen Rossen seconded, and the motion passed unanimously.
5. Approval of agenda
John Degenova made a motion to approve the agenda, and Jim Tholen seconded, and the motion passes unanimously.
6. New Business:
 - a. Vote: Board approved at \$16,000.00 special assessment at board executive meeting for additional fees for legal services to address safety, compliance, and maintenance of HOA documents. The assessment will be \$2,000/unit and will be due on September 30th.
**A vote was taken by the members:
Unit 10- Tom Thorpe - yes, Unit 12 – Kathleen Rosson -yes, Unit 16 – Jim Tholen – yes, Units 18, Billy Dimis – yes, Unit 20 – John Degenova – yes, Unit 22 – Brian Brunner – yes, and Unit 240 Barton Prideaux – yes. The vote passes unanimously.**
 - b. Other: Brian Brunner wants to make sure his approval of his remodel is on the agenda at the next meeting.
Discussion ensued:
Barton feels like two neighboring conflicting looks with Brian’s deck. Changing the color adding the clad. Barton would like more coordination with Billy Dimas unit and suggested wood railings like Billy Dimis would be his preference.
Brina noted most of the high-end condos in the mountain village have metal railings for look and lower maintenance than wood railings.

Jim Tholen felt that other owners were looking for a modernization of the decks. The big round log looks really dated and suggested something more temporary. If everything must match, then we won't get off the big log look.

Kathleen has just got her decks redone. Kathleen likes the look that is there. Barton Prideaux and Bill Dimis have redone their decks.

Billy Dimis likes the log look but would be agreeable to make it look like Brian's deck. Tom Thorpe noted his deck needs to be shored up. He believed the time has come where the log is a different period His deck is the most pronounced in the front and Brian's is in the back.

John has been looking at decks and ballasts.

7. Next meeting date: September 12th @ 3:00 PM MDT
8. Adjournment. John Degenova made a motion to adjourn the meeting, seconded by Barton Prideaux.

Respectfully submitted,

By: _____
Jarmik Property Management
Judi Balkind, Crystal HOA Manager