

**CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING  
December 5th, 2023, 3:00 P.M. (MDT) 4:00 PM (CDT) 5:00 P.M. (EDT)  
VIA ZOOM**

*Minutes*

1. Roll call, determination of quorum and certification of proxies.

Tom Thorpe (Unit 10), Kathleen Rossen (Unit 12), Jim Tholen (Unit 16), Billy Dimis (Unit 18), (joined at 3:39) John DeGenova (Unit 20), Brian Brunner (Unit 22) (joined at 3:39 PM) and Barton Prideaux (Unit 24)

Absent: Neal Elinoff (Unit 14)

***Barton called the Board Meeting to order at 3:12 PM.***

2. Motion to approve/waive notice of meeting.

***John DeGenova made a motion to approve notice of meeting. Barton Prideaux seconded the motion and it passed unanimously.***

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 Agenda

***John DeGenova made a motion to approve the agenda. Barton Prideaux wanted to add a line item for documents for Jim Tholens' unit. John DeGenova made the motion to approve the agenda with the request. Brian Brunner seconded – all in favor. For Jim's unit. Amended Documents for Jim Tholen's units.***

5. New Business:

- a. Review and approve the 2024 Budget

John Degenova explained the details behind the 2024 budget. ***Barton Prideaux made a motion to approve the 2024 budget as presented. Brian Brunner seconded the motion. Vote taken – 4 for 4. Motion passes.***

- b. Documents: Jim Tholen must hire an attorney to prepare the filing. Barton Prideaux is asking for approval from the Board for Barton to sign the document. Jim Tholen noted the town of Mountain Village said we need to amend the plat. The document is done on behalf of the HOA with the next construction agreement, Jim Tholen will reimburse the HOA for the time Joe Solomon did. Jim Tholen will pay a \$5,000.00 deposit to the HOA and the cost will be deducted from the HOA.

***John Degenova made a motion to approve and allow Barton Prideaux to sign the document. Brian Brunner seconded the motion and the motion passed unanimously.***

- c. Brian Brunner noted to the Board he walked the property this weekend and noticed the post for decks and coloring. He would like to set a standard for steel

supports and railings as part of the aesthetics for the HOA and opened it up to the floor.

Tom Thorpe suggested that the design must be compatible and find a way to make it uniform.

John Degenova 's question is how we get to standard steel deck plans. Brian Brunner noted his decks were approved with ballasts and handrails. Brian needs to have log cladding but suggests this gets removed in the future.

6. Next meeting date.
7. Adjournment.