

Approved 9/26/19

CRYSTAL AT THE VILLAGE HOMEOWNERS ASSOCIATION

HOA BOARD MEETING

March 6, 2019, 4:00 P.M. (MST) 6:00 P.M. (EST)

VIA CONFERENCE CALL

Minutes

1. Roll call, determination of quorum and certification of proxies. Barton & Jennie Prideaux Unit 24, David Eckley Unit 22, Mike Vazquez Unit 16, and Lee Pressler, Unit 20.
2. Motion to approve/waive notice of meeting. Mike Vazquez made a motion to approve notice of the meeting, seconded by David Eckley and passes unanimously.
3. Reading and approval of the Minutes of the Board Meeting of August 16, 2018
Mike Vazquez mad a motion to approve the Minutes of the August 16, 2018 board meeting. Dave Eckley seconded. All in favor and motion passed.
David Eckley made a motion to approve the Special Board Meeting of October 9, 2018, seconded by Mike Vazquez and passed unanimously.
4. Reports of officers – President – report Mike Vazquez reported below.
5. Unfinished Business
 1. Financial Statement Review for FY 2018 – Year end financials were presented. No comments or questions.
6. New Business
 - a. Cash flow report linked to new improvements. The cost of the legal fees was paid for through our reserve fund, so this depleted our reserve account. Each unit owner is being assessed 4k for special projects throughout the year which will begin to build up the reserve for special projects.
 - b. Legal win against Telski and legal costs – Mike Vazquez told the members 3 lots were bought out of the 11. Winston Kelly bought 3 lots that were going to be developed into condos. We reassured that the road cannot be used through our property. Legal costs for Coleman costs were \$8,500. Mike Vazquez thinks it's a dead issue at this point.
 - c. Spring time cap improvements projects. Lee Pressler feels we should install snowmelt on the steps and the walkways and top courtyard. Mike Vasquez would work with obtaining bids from Reynaldo.
 - d. Major landscape improvements – Mike Vasquez feels we should prioritize the landscaping this year. Lee suggested we get ready to plant this spring. Reynaldo

has secured some new plantings approximately \$1,500.00. Mike Vasquez suggested we fill in the 3 or 4 planters on the side of the stairs and then the top level of the courtyard.

- e. Crystal additional wall lighting. Mike Vasquez sent pictures of a string of LED lighting from a property near his home in CA. It's a series of down lights under the old Crystal sign to the first garage. Mike Vasquez will send pictures to the members for informational purposes.
- g. Butler Road restriction from Coleman report. This report showed us there was no exit or entry from the old Cul de Sac. Mike Vasquez wanted to see if there is a line of greenery in between the boulders. At the beginning of the property, there is a giant fire hydrant and he suggests sprucing this area up because it's our entry point.
- h. Motion to renew BOD 2019-2020 Mike Vazquez made a motion to re-elect the same board. David Eckley seconded the motion. The board consists of:
Mike Vasquez
David Eckley
Neal Elinoff
Lee Pressler
Barton Prideaux. All in favor. Motion passed.
- i. Individual change of home paint colors with approved list to be formulated. Mike Vasquez made a motion to have Jeannie Prideaux develop a color palette for the exterior to be used by the owners of the HOA. The color palette should be in line with the roof colors. Lee Pressler seconded the motion.
- j. Other: David Eckley noted a clause that stated there is no Parking behind the garage in 22. Mike Vaz made a motion to remove the clause "No Parking" behind the garage in 22 and David will pay the legal fees. Barton Prideaux seconded it. It was suggested a meeting be held in 60 days – early May.

9. Adjournment. Mike Vasquez made a motion to adjourn the meeting.

Regards,

Judi Balkind

By: Jarmik Property Management, Inc.

Judi Balkind – Crystal HOA Manager