

DRAFT
CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION
SPECIAL MEMBERSHIP MEETING

August 4th, 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.
Thomas Thorpe – Unit 10, Kathleen Rosson – Unit 12, Jim Tholen – Unit 16, Billy Dimis – Unit 18, John Degenova – Unit 20, and Barton Prideaux – Unit 24.
Absent: Brian Brunner – Unit 22 and Neal Elinoff – Unit 14
Thomas Thorpe called the meeting to order at 4:34 MDT.
2. Motion to approve/waive notice of meeting.
Thomas Thorpe made a motion to approve the notice of the meeting. Jim Tholen seconded, and the motion 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 the Minutes from the special membership meeting on June 19th, 2023.
John Degenova made a motion to approve the minutes as presented, Thomas Thorpe seconded, all favor in favor, motion passes.
5. Approval of agenda
John Degenova made a motion to approve the agenda, Thomas Thorpe seconded. Motion passes unopposed.
6. New Business:
 - a. Approval of renovation plans for Unit 16
Jim Thorpe gave a brief summary of his plans; the biggest change being the excavated bottom floor. The footprint of the bottom deck stays the same. The upper deck will increase in length to match the footprint of the deck below (which is believed to be 8'4" out and runs the length of the unit) but will not extend further out from the building.
Tom Thorpe points out an apparent discrepancy between the plat and the plans that should be corrected.
Barton Prideaux makes a motion to approve construction plans for Unit 16 as presented subject to entering into a construction agreement approved by the board. Seconded by John Degenova, passes unopposed.
The document that Joe Solomon is creating for the construction process will need to be signed by Jim Tholen and the Board will need to present Jim with documentation for his permitting process with the town.
 - b. Special assessment approved at last meeting due October 1- Judi Balkind requests a date of September 1 . ***Kathleen Rosson makes a motion to approve moving the***

special assessment due date to one month earlier. John Degenova seconds, motion passes unanimously.

7. Next meeting date. Tuesday, September 12th @ 3:00 p.m. MDT for a special membership meeting to review changes to the declarations
8. Adjournment. Kathleen Rosson makes a motion to adjourn @ 5:05 p.m. MDT

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