

Approved 8-16-2018

CRYSTAL AT THE VILLAGE HOMEOWNERS ASSOCIATION
SPECIAL MEMBERSHIP MEETING
May 4th, 2018, 4:00 P.M. (MST)
TELECONFERENCE
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies.
Barton Prideaux, (Unit 24) David Eckley, (Unit 22), Greg Ritter,(Unit 18) Neal Elinoff, (Unit 14) Mike Vazquez (Unit 16) and Amarilis Moran (Unit 12 –proxied to Mike Vazquez) Quorum was met and the meeting was called to order.
2. Motion to approve/waive notice of meeting. *Mike Vazquez made a motion to approve the notice of the meeting. David Eckley seconded and motion passed unanimously.*
3. New Business
 - a. Discuss, Review and Approve Special Assessment for the Walkways, Landscaping and new Retaining Walls. Neal addressed the members – referred to the pictures and noted the budget is to replace the concrete slab. Neal’s explanations are listed below:
 - 5540 - concrete retaining wall with a river rock runoff – river rock pulled out cleaned out – wall extended to #10 – double the length – purpose to prevent erosion.
 - 5539 – area between 10 & 12 – planter filled with flowers marked in orange – retaining wall behind it and a second wall behind it. – rock will be cleared out.
 - 5538 – area on the end of #10 toward See Forever – area will be cleaned up – stones under the deck will be clean up.
 - 5534 = dead trees toward the front will be filled in – with sod or chip stuff next to Raese’s unit
 - 5533 – stones will go back the back side
 - 5532 – retaining wall at the top of the stone wall – in front will be 5 evergreen bushes
 - 5531 – retaining wall from the bottom of the stairs toward #10 – all will get leveled out
 - 5530 – his hand shows how high it will be -2 retaining walls.
 - Didn’t talk about the Aspen tree over his right shoulder on left side of picture – Aspen tree have grown into the roof structure of Unit #10 – Roof is leaking. Is this the owner’s responsibility. May need to take the tree out.
 - 5528 – Reynaldo showing how the buildup on the next retaining wall and put a flower bed in – every year the flower beds will need to re plant with annuals.
 - 5527 – repeat of the previous picture other side of Unit #14 – he will build this up and flower beds
 - 5526 – in front of Vasquez – orange circle include sewer cover – fake rock over cover
 - 5525 – in front of Barton – retaining wall will be extended – will allow for a fire pit to be installed
 - 5524 – round circles – stone steps to go around the trash house and continue above the wall– new

retaining wall

5523 – same – flower bed will be extended and how the retaining wall will be extended to the end of the property

5522 – stone pathway

5521 - flower beds between 18 and 24

5519 – pavers – replacing with normal square pavers

5518 – area behind the garages adjacent to unit #18 – need a retaining wall and river rock to prevent further erosion.

5517 – far side stairs between 22 and 18 – series of retaining walls at each landing.

5516- retaining walls – weeds pulled out and stone

5515 – 1st walkway between 18 and 14 marked with L shape paint – retaining walls and build up sides – tiered in groups of retaining walls

5513 – retaining wall that will be building up to 24” should mitigate the erosion

5510 – island between sunny ridge place and the private drive – existing stone will extend the wall – top orange circle – 6 foot Douglas Fir

5509 – orange strip has continued – extends retaining wall – Tree will be placed

Discussed ensued - no fire pit.

Recap – discuss Barton’s retaining wall – no need for the fire pit –

Confirmation of the 2 landings on the two stairwells – those pavers are new and will be included in the estimate

Necessary new irrigation work – Mike does not want contingency in the proposal.

Neal Elinoff made a motion that the members agree that the Crystal HOA approve the estimate with the understanding that 3 open items that Mike will be address with the contractor. Motion was not seconded and did not pass.

Mike has a few questions. If we go back to \$17K – base

If \$500 to do the lower stairwell

\$2K for flower plants etc.

Mike reviewed the proposal from Weeds for \$4,000.00 and questioned whether or not the \$2,000 would be sufficient.

Mike made a motion to approve the contract for \$17,500.00 to Reynaldo Handyman Services, LLC with a review of the 3 items that we have noted, retaining wall along the pit is out and we are going to get new pavers at the bottom of the greeting stairwell. We will revisit quickly on the plants and flowers within 10-12 days. Barton Prideaux seconded. All In favor. Motion passes.

b. Motion for a special assessment. Discussion ensued. Neal Elinoff made a motion for that the board can ask the members to pay for a special assessment up to \$24,000 at the discretion of the board. David Eckely seconded the motion.

Vote taken: Mike Vazquez, (He has Amarilis vote) no, wants \$1,000 now and \$1,000 in

September. Greg would approve a vote of \$16,000.00. Motion did not pass.

Barton made a motion to approve a special assessment of \$1000.00 on May 1, 2008 and \$1,000 on September 1 2018. Mike Vazquez seconded.

Vote: Mike – yes, Amarilis (proxy) – yes, Barton yes – Greg – yes, David – yes – Neal –vote taken. Majority rules. Approval for \$8.000.00

- b. Procedure for payment of invoices. Mike asked that everyone pay their special assessment and any other back dues as soon as possible
- c. Other None.

4. Adjournment: Barton Prideaux made a motion to adjourn, seconded by Mike Vasquez

Respectfully submitted,

Judi Balkind

By: Jarmik Property Management, Inc.
Judi Balkind, Crystal HOA Manager

