

*Approved 03.28.2023*

**CRYSTAL AT THE VILLAGE HOMEOWNERS ASSOCIATION  
HOA ANNUAL MEETING**

**January 12, 2023, 4:00 P.M. (MST) 6:00 P.M. (EST)  
Via Zoom**

**Minutes**

1. Roll call, determination of quorum and certification of proxies. Thomas and Cheryl Thorpe – Unit 10, Neal Elinoff – Unit 14, Mike Vazquez – Unit 16, Billy Dimas – Unit 18, John Degenova – Unit 20, Barton Prideaux – Unit 24  
Mike Vazquez called the meeting at 4:02 pm
2. Motion to approve/waive notice of meeting. ***Thomas Thorpe made a motion to approve the notice of the meeting. Mike Vazquez seconded the motion, motion passed unanimously.***
3. Review and approval of the Minutes of the Special Membership Meeting of May 17, 2022. ***Tom Thorpe made a motion to accept the minutes, Neal Elinoff seconds, passes unopposed.***
4. Reports of officers – President – report  
Mike Vazquez reported that a smaller project for the hotel has been approved rather than the original, much larger proposal. The light project continues to experience setbacks, But the Crystal sign is working.  
Mike Vasquez is closing on the 17<sup>th</sup>. Brian Brunner has expressed interest in serving on the board, and the current president suggests Tom Thorpe for the presidency.
5. Old Business  
a. Review of 2022 Financials – see 6 d below
6. New Business
  - a. Walkway lighting update – See above President’s report. Mike Vazquez suggests paying the \$6000 bill from the electrician that has gotten the project this far by picking up the slack from the supplier that suddenly struggled to perform. Discussion ensued concerning the quality of the fixtures and conduit, as well as the work performed. Payment will be held until the string that is failing is addressed.
  - b. Elinoff Bond Resolution – A \$5000 bond was posted by Unit 14 for construction. Additional fines were levied in each event of noncompliance with HOA rules. ***Tom Thorpe makes a motion to table this discussion, the motion is seconded by Neil Elinoff.***
  - c. Spring Stairs Repair Project – tabled by Mike Vazquez
  - d. Cash Flow/Special Assessment – Mike Vazquez reports that the cash on hand is minimal due to improvements in the last year that were not budgeted for; some

reserves were used to make up differences, leaving approximately \$8000 in reserves and \$6000 in operating. There is also roughly \$9000 in receivables. Mike Vazquez is recommending that special assessments be utilized (two of them at \$1250 each per unit this 2<sup>nd</sup> and 3<sup>rd</sup> quarter) to bring the reserves back to previous levels. Then he suggests raising the quarterly dues to \$1500 to keep finances in a position to address ongoing maintenance costs and small projects.

Neal Elinoff raises the subject of fiber optic internet service. Tom Thorpe points out that Mtn Village cable will no longer support coax, at least as he understood last summer. Neil Elinoff states that fiber has been brought to the box of the Crystal complex. He also introduces Nate of Clearly Mechanical, who can run fiber from the box to each unit. A bid of roughly \$22,000 was mentioned- Nate offers that that number included excavation, permits, and conduit to each unit. Neal Elinoff will determine if converting to fiber at each unit will be required from Mtn Village Cable or keeping coax is an option.

- e. Renewal: Jarmik Property Management accounting  
Maitreya long term commitment – tabled by Mike Vazquez
  - f. Board of Directors:  
***Bart Prideaux makes a motion to close the meeting and schedule another, Tom Thorpe seconds, motion passes.***
  - g. Vendor Review – tabled
  - h. IRS- excess funds – tabled
9. Adjournment: ***Bart Prideaux made a motion to adjourn and schedule another meeting at 4:48 p.m., seconded by Tom Thorpe, motion passes.***

Respectfully submitted,

By: \_\_\_\_\_  
Jarmik Property Management, Inc  
Judi Balkind, Crystal HOA