

Regular Meeting of the Crystal River Country Estates Property Owners Association

April 23, 2019

The meeting was called to order at 7:08 pm at the Bauer residence, with a quorum present.

The minutes of the previous meeting had been distributed to the whole membership, and so were not read aloud. Bob McGill moved to accept them as written, and Ann Keller seconded. The minutes were approved unanimously.

Tom McBrayer stated that the by-laws of the association were also distributed to the whole membership.

The members were also informed that Ivan Perrin is a Colorado licensed property association manager; we are required by Colorado law to employ a licensed manager. Ivan also performs bookkeeping tasks and sends notices to the membership as required.

In a recap of old business, Tom recalled that in 2018 two letters had been sent to Pitkin County BOCC and to the Open Space and Trails Board, requesting more specific information about plans to build the Crystal Valley Trail through the subdivision. Neither letter received a response. The BOCC has since decided that no further action will be taken on the trail, including discussion, for at least 12 years.

Tom reminded the membership that there are more young children in the subdivision now and requested that all drivers obey the 15 mph speed limit and drive with care and attention on the subdivision roads. It was also decided that a sign be posted on the subdivision side of the bridge stating that oncoming traffic across the bridge has the right of way.

Some of the outstanding assessments from last year have been paid, but there is still \$2400 owed by two owners. Tom reminded the membership that if arrangements to pay in increments are made and followed, no late charges or fines will be assessed.

The subject of the proposed budget was brought up next, and copies of the proposed budget as well as the actual expenditures for 2018 were distributed to those present.

A motion to accept the treasurer's report was made by Tom and seconded by Todd Merriam. The motion passed unanimously.

There followed a discussion of the proposed budget, including the question of the desirable level for the reserve fund, which currently stands at \$22,000. While a

higher figure would be desirable, current projected expenses will prevent increasing this amount this year.

In order to set the levels for the current year's budget, it was necessary to decide on expenditures for the road and waste collection.

A discussion of road maintenance followed. Matt Piffer, a homeowner and operator of the company that maintains our roads, offered the information that gravel prices have risen sharply, and to do a premium job on the road would require \$20,000. He also said that he is willing to do an abbreviated job for less money, but that the longer maintenance is deferred, the higher the ultimate cost would be. Since the proposed budget provided for \$9,000 for road maintenance, it became clear that an adjustment of the proposed budget would be necessary.

The proposed budget was based on an \$800 annual assessment. Kurt Bauer moved that the assessment be set at \$1000. Bob McGill seconded. The motion was passed. Tom directed that Ivan include in his billing a reminder of the option to pay in installments.

Todd Merriam moved that the trash assessment continue to include all property owners, with the exception of the Pitkin County mesa property and the Crystal River Flats subdivision, owned by the Frie family. Kurt Bauer seconded. With one opposing vote, the motion passed.

The proposed budget was amended as follows:

- Assessment income --\$34,000
- \$450 to be removed from wildfire prevention
- \$1250 to be removed from flood recovery cost
- \$1250 removed from legal expense
- Increase plowing expense to \$3000
- Total budget for road maintenance increased to \$17,105

Tom McBrayer moved that the budget be approved as amended. Jim Hamlin seconded the motion. It was passed unanimously.

Election of Board members followed. All candidates were self-nominated and Kurt Bauer seconded on all nominations except for secretary, which was seconded by Gracie Orf. All board members were elected unanimously. The board will consist of Tom McBrayer, President; Ray Pojman, Vice President; Jim Hamlin, Treasurer; Ruth Hollowell, Secretary; Michel Bervaldi, member-at-large.

The Vice President is automatically chairman of the road committee. Volunteers fill the committee, which will include Larry Clay, Earlene Matthias, and Michel Bervaldi.

Other new business was introduced by Ray Pojman, who moved to add a second camera to the installation at the bridge. The second camera will allow identification of license plate numbers of cars crossing the bridge, and the expense will be approximately \$150. The motion was seconded by Larry Clay. The motion passed with two opposing votes.

Tom McBrayer moved to adjourn, with a second by Kurt Bauer. There was unanimous approval, and the meeting was adjourned at 9:04pm.