

Special Meeting of the Executive Board Crystal River Country Estates
December 2, 2019

The meeting was called to order at 7:02 pm.

Board members present:

Tom McBrayer

Jim Hamlin

Ray Pojman

Ruth Hollowell

Guest members present:

Kelcey Nichols

Bob McGill

Larry Clay

Angela Loughry

Tom McBrayer clarified the provisions for members to speak at Board meetings. Any member is welcome to attend. The Board will determine when and for how long members may make statements. A member may send a representative to the Board meeting to read a statement written by the member.

The first of two items on the agenda was the proposed amendment to the covenants of the subdivision. If the membership would like to prohibit short-term rentals in the subdivision, the language of the covenants will need to be revised. Our lawyer and fellow homeowner, Kelcey Nichols, drafted three revisions for discussion, under the headings of Leases, Occupancy, and Residential/Commercial Uses.

The covenants of both Block 1 and Block 2 will be revised separately, and voting on the issue will be separate as well. An affirmative vote of the majority of the homeowners will be required to amend the covenants.

A discussion of the draft amendments followed, with some revisions suggested by the board, mainly in stating that homeowners will be required to fulfill Pitkin County and State requirements as well as those of the subdivision. Kelcey will rewrite the draft revisions, send them to the Board, and then they will be sent to homeowners for consideration and comment. Members will be invited to suggest further revisions and other issues to be considered. There will not be a vote at this time. The Board anticipates further discussion and rewriting before the amended covenants are put to the vote of the membership.

Ray Pojman brought up the subject of restricting drone use in the subdivision. Issues of privacy and safety were discussed, and it was decided to pose the question to the membership at the same time the revision to the covenants is sent out.

Ray also suggested the addition of a gate at the bridge of the subdivision. Questions of safety and practicality came up, and a description of the new technology followed. It was decided to pose the question of a gate to the members as well.

The second agenda item was the replacement of a Board member. Michel Bervaldi resigned his position on the Board, and Tom McBrayer nominated Bob McGill to fill the vacancy. Bob was approved in an unanimous vote.

Kelcey Nichols announced that she will be joining the law firm of Garfield and Hecht, and will be opening a Carbondale office for the firm. Her services and fees to the subdivision will not be affected.

A discussion of replacing the 8 yard dumpster now in use with a second 6 yard dumpster led to no conclusion.

The meeting was adjourned at 8:05 pm.