

**CRYSTAL RIVER COUNTRY ESTATES
BOARD MEMBER MEETING
Wednesday September 24, 2025 at
5:30 pm Zoom**

CALL TO ORDER: The meeting was called to order by Angela Loughry at 5:35 pm.

ROLL CALL: *Board members present:
Hamlin, Jim – 0548 Crystal Circle
Loughry, Angela – 0515 Crystal Circle
Morris, Andy – 0490 Crystal Circle
Pintar, Jennifer – 0269 Crystal Circle

*Homeowners Present:
Pearlman, Dan & Ram, Bryna– 0357 Crystal Lane (lots 4 and 5)
Taft, Steve – 0600 Crystal Lane
Markum, Gary – 0432 Crystal Circle

NEW BUSINESS: **Financial Reports.** The September 23rd financial reports were reviewed. Angela reported the budget is on track for the year.

Dan asked if the dues on his two properties have been paid. They have not been received. Dan will contact Kim.

Collection Policy. The board reviewed and unanimously approved an updated collections policy for the HOA, which reflects recent changes in Colorado state law regarding HOA collections procedures. The main changes involve notice requirements, which now allow for two of five notification methods instead of physical posting, and maintain the existing payment plan options of 6-month and 18-month terms.

Trash Management and Service Costs. The board discussed ongoing trash management issues, including concerns about neighborhood dumping and inappropriate trash items, particularly from large home improvement projects. Angela reported that Valley Waste confirmed a 3% price increase for their dumpster service contract starting next year, and presented an option for individual household trash service requiring 20 committed households, though this would be more expensive than dumpster service. The board also discussed the impact of rental properties and home offices on trash volume, with Andy noting that three rental properties could double household impact, while Jim highlighted the issue of commercial mail and package waste from home offices.

The board discussed ongoing issues with neighborhood trash and recycling, particularly problems with improper disposal and overuse of the dumpster. Angela proposed exploring individual trash service as an alternative to the current communal dumpster system, though this would likely double costs per household. No one else on board liked this idea.

The board agreed to investigate pricing for increased dumpster capacity and consider implementing

a limited-time construction dumpster rental during spring cleanup weeks to address bulk waste. Andy emphasized the importance of enforcement, noting that previous interventions had successfully reduced problematic behavior.

Jennifer to draft a trash policy. Angela to ask lawyer if they have a draft policy.

Angela to get price for spring cleanup dumpster – a large one time dumpster and can receive large waste to encourage clean up on properties and limit inappropriate use of dumpsters throughout the year.

Jennifer to do community newsletter and include trash.

Bridge Guardrail Repair. The board discussed replacing and upgrading the bridge railing, with Andy expressing a preference for a more permanent, metal solution over the current pressure-treated wood. While some members suggested painting the existing wood, others noted past issues with paint flaking off and entering the river. The board agreed to wait on major railing improvements until next year. Angela to look up bridge guardrail standards and send to Andy. Andy to come up with a proposal for a more durable and attractive guardrail.

Bridge Report. Angela to do annual bridge report.

Street Sign. Dan noted that the addresses on the street sign where crystal lane turns has incorrect address. Angela to order new sign. Andy to install.

Snow Plow. The board agreed to approach Noe about the snow plow contract for this season, with Angela to report back to the board. The group also discussed the need to include Jennifer's road in the snow plowing contract, with Andy suggesting it should be added to the contract.

New board members. Board to approach other POA members to recruit new members for the board.

Executive Session started at 6:35 to discuss delinquent payment.

ADJOURNMENT: Angela moved to adjourn the meeting and was seconded by Andy. The meeting adjourned at 6:55 pm.