

**CRYSTAL RIVER COUNTRY ESTATES
PROPERTY OWNERS ASSOCIATION
Board Meeting
Wednesday May 31, 2023 at 5:00 pm
On zoom**

CALL TO ORDER: The meeting was called to order by Angela Loughry at 5:10 pm.

ROLL CALL: *Board members present:
Pintar, Jennifer – 0269 Crystal Circle
Hamlin, Jim – 0548 Crystal Circle
Loughry, Angela – 0515 Crystal Circle
Orf, Gracie – 0310 Crystal Circle

Jeff Crane -0600 Crystal Lane was absent.

*Homeowners Present:
Hollowell, Ruth – 0394 Crystal Circle

**STATEMENT OF COMPLIANCE
WITH PROCEDURES FOR NOTICE
OF MEETING:**

Verification of the meeting notice was confirmed. There was a quorum of board present to conduct business of the Crystal River Country Estates POA.

**PRIOR BOARD MEETING
MINUTES:**

The meeting minutes from the March 27, 2023 meeting were not complete yet and could not be reviewed.

**REVIEW OF COVENANT
VOTE:**

Angela reviewed the outcome of the covenant vote. In summary the 3 votes in block 1 and 3 votes in block 2 that were received late or lost in email could not be counted per the POA layer. As such the existing covenants remain in effect. If these missing votes were counted, block 1 would have adopted new covenants with approval for Short Term Rentals. Block 2 would have adopted new covenants with Short Term Rentals not approved.

Jim suggested that the board should look into holding another vote near the 2024 annual meeting. Perhaps remove options and hold via mail with return postage. Noted that the printing and postage cost for previous vote was several hundred dollars.

REVIEW OF ROADS:

The board discussed the road work. The full budgeted amount (\$13,400) was used. Angela mentioned that some residents on the lower road complained about drainage. The history of drainage issues on the lower road was discussed with some culverts not properly draining and the road not having an adequate crown when created and not enough material to

properly drain now. Drainage improvements would take a larger budget item. Jim mentioned discussions with County during the bike path review process that some versions of the path could support lower road improvement and add another bridge. There is not clear if there is neighborhood support for the bike path. Jennifer noted that another bridge will help members get home insurance.

PACKAGE BOX:

Angela reviewed the status of the package box as of the meeting:

- a. Current design is 6'x6'x6' and is approved by CDOT and USPS
- b. Grand Valley Sheds bid was higher than expected \$2600 rather than \$2000 and board voted via email to pursue volunteer labor
- c. Brent Cox has provided a material list that has allowances for, solar light, and lock with a price tag of \$1440

Board reaffirmed that they want to pursue volunteer labor for cost savings.

Gracie moved to set a deadline of July 1 for volunteers and to go back to shed builder if that cannot be done. Angela seconded. All approved.

Gracie volunteered to be in touch with volunteers (Andy, Noe, Brent). Angela to get package of information with door specification to Gracie.

Ruth questioned why just one door. A pair may be easier. Board decided to go with single door design and not room for shelves and two doors.

Jim offered to price and source materials. He thinks he can get a contractor discount at Valley Lumber.

BUDGET:

The budget is on track with the approvals at the annual meeting. Two additions to the budget at the annual meeting raised the budget by about \$4000, so the budget is not balanced. Those additions, \$1500 for chipper and up to \$5000 for insurance. There is more than enough money to cover these additional costs.

Jim moved and all agreed to direct Kim to rebill unpaid assessment. So far only about 8 properties have paid and we are nearing the end of the month long billing period.

INSURANCE:

The board reviewed package policy options put together by Mountain West Insurance. The packages differed in amount of coverage on the bridge. Jim moved that the board find a policy that will cost about \$3000 with about \$200,000 coverage on the bridge be purchased. All agreed.

Angela to get information to insurance agent and board to review final policy documents when available. The insurance date is 7-26-23.

ELECTRONIC POSTING: Jennifer did not get to doing research a new host site for our electronic documents. The Board assigned deadline of July 1.

RESERVE ACCOUNT: Board discussed options for reserve account. Options ranged from Alpine Money Market at 2.75%, Live Oak (internet bank) at 4%, Alpine CD's around 5%.

Jim moved and all agreed to ask Kim if she new of other options. Angela to ask Kim.

Jim to research the CD terms and rates for commercial accounts at Alpine Bank and get back to the board.

NEW BUISNESS: POA member asked Angela to bring up trash at the meeting. Ruth agreed at the meeting. There have been instances of overfull containers, trash left around containers, and non-recyclables in the containers. Locks, signs, camera and other methods to remedy the situation were discussed. Angela moved and all agreed to start with an email/mailing to membership to review trash etiquette.

Gracie volunteered to head up a volunteer cleanup day.

Jim volunteered to contact Mountain Waste to see if better recycling containers with fixed hasp can be delivered.

Angela noted that the contract is coming up at the end of the year. A new company with better containers, individual pick-up or other options could be pursued. Board agreed to look at again in the fall.

ADJOURNMENT: **Meeting Adjourned at 6:30.**