

The logo features a large, stylized, dark red letter 'A' with a decorative flourish. To the right of the 'A', the words 'LA CARTE' are written in a dark blue, serif, all-caps font. Below this, the words 'COMMUNITY ASSOCIATION MANAGEMENT' are written in a smaller, dark blue, serif, all-caps font.

A LA CARTE

COMMUNITY ASSOCIATION MANAGEMENT

Crystal River Country Estates Property Owner's Association

Board Meeting Jan 4, 2023 2 pm

Minutes

Laura Reagan

laura@alacarterealestateco.com

Call To Order: This meeting was called to order by all present at 2:05 p.m.

Homeowner's Present:

Angela Loughry, Jeff Crane, Jim Hamlin Vice President, Gracie Orf secretary,

Dan Perlman from 357 Crystal Lane,

Ruth from 394 Crystal Circle,

Andi from 490 Crystal Lane.

Quorum Established

Verification of Quorum

Introduction of Laura: Laura Reagan can be reached at 970-456-2699 and at 450 Redstone Blvd Redstone CO 81623 the A La Carte Real Estate Office. Laura has experience as a paralegal, office manager for a boutique real estate firm, and has been a broker and property manager

since 2018. Laura lives at 450 Redstone Blvd, is the ex wife of your ex snowplower Erin Connor and has toured the subdivisions with Dan Perlman to gain a greater understanding of issues.

Review of by-laws and policies

Question about STRs in the covenants

There needs to be a majority in each block

Question about how to get participation via proxies

The proposed changes ought to be mailed and emailed in order to generate questions on the proposed changes so that a vote at or after the annual meeting is possible.

Should the voting deadline be after the meeting--- possibly.

Agree the covenants ought to be sent out with the alternate wording of #10.

Try to get a vote at the meeting but if can't get the majority for each block participating have a deadline to mail in or communicate vote.

Jim says a self-addressed stamped envelope is helpful.

Another proposed change that was reviewed related to whether or not the HOA needs to see the financial details of the lease. All agree that owners can lease only with a written lease but can the financials be redacted? Alternately, can what the POA requires be put on a different form to verify the names and phone numbers of tenants. This is especially important in case of fire.

The by laws need a majority vote of those in attendance at the vote or can be changed by the Board only if the Board achieves unanimous consent.

The policies can be changed by the majority of the board.

When we have the meeting we ought to send out a reminder week before, day before, day of those are helpful.

This board only has 4 members could have 5 members.

How to create continuity of service on the board?

The road committee volunteers serve for 2 years.

Need 5 days notice for a board meeting

Motion to adopt, Gracie seconded.

Review of Firewise Annual Report

What is the plan for wood removal? Are we going to rent a splitter for shared use among neighbors, and need to pay a company for roadside clearing. Also house numbers need to be visible.

Review of Road Committee Recommendations

Jim says the lower road has a pothole issues.

Last year's budget for road improvements was 6k and that was not enough money to do anything. The road improvement budget had usually been 12-15 k.

Send out a request for proposals for the road maintenance.

The upper road may have drainage issues. Desire to hear from people who drive on the upper road what the problems are.

Review of Bridge Assessments

A bridge budget is needed.

Problem with pulling the permit is financial readiness because have a certain amount of time for completion after permit is pulled.

Previous conclusion is that more engineering may be needed.

There is a need to put money away in the proposed budget so that have a big reserve fund for bridge work. Amy mentions we can open a reserve account if desired.

Package Box: Possible solutions to discuss at meeting

Get a tuff shed and put a lock on it that is not the easy to guess combination.

Is the tuff shed going to fit closer to the road or will have to be inside the neighborhood after the bridge?

Review of 2022 budget and start of 2023 budget

What are some figures to start considering the budget

3k legal fees

Ask to confirm the HOA fee will be the same in the upcoming year.

15k on potholes

4k on the package box

6k not spent on road from last year, roll into this years road budget

15 k not spent could go into reserve account for bridge

Can we get a year to date budget in comparison with last year?

The annual meeting ought to be Feb 22 at 5:30. The notice needs to go out Feb 1.

Discussion of adding a service from Noe Add sand or gravel to the steep part of the road.

Ryan Zeller from 349 Crystal Circle owns a piece that cannot be developed so there are no development rights but he may be able to sell the development rights to the property and it will be preserved vacant. Would the buyer pay HOA dues if the parcel were to change in this way?

