

**CRYSTAL RIVER COUNTRY ESTATES  
PROPERTY OWNERS ASSOCIATION  
Board Meeting  
Wednesday, November 29, 2023, at 3:30 pm  
On zoom**

**CALL TO ORDER:**

The meeting was called to order by Angel Loughry at 3:35 p.m.

**ROLL CALL:**

Board members present

Pintar, Jennifer – 0269 Crystal Circle

Hamlin, Jim – 0548 Crystal Circle

Loughry, Angela – 0515 Crystal Circle

Crane, Jeff – 0600 Crystal Lane

Orf, Gracie – 310 Crystal Circle

Homeowners present

Dan Perlman – 357 Crystal Lane

Brianna

**PRIOR BOARD**

**MEETING MINUTES:**

Angela moved to approve the May 31<sup>st</sup> board minutes. Unanimous approval.

Angela moved to approve the September 27<sup>th</sup> board minutes. Unanimous approval.

**BRIDGE REPORT:**

There's been little to no change in the condition of the bridge abutments. Jeff voted that we do nothing, leave it alone and continue to monitor it. Conferring to the engineering reports there isn't a whole lot to do at this point. For the time, we'll continue to save money for the future. We'll keep the assessments where they're at and if we're good with the budget we take any surplus and we put it into an account earning interest.

Dan is working on guard rail repairs.

**FINANCIAL REPORT:**

Kim did not get us the financials in time for the meeting. The most recent financials are from August, \$34,000.00 in the bank and \$8000.00 that was still receivable. This number has changed since then we probably have close to \$40,000.00; including, \$15,000 in CD's. We have snow plowing expenses coming up, \$560.00, accounting expenses.

**BUDGET:**

The approved budget was \$33,000  
\$5,000 for insurance (didn't spend all that)  
\$6,000 for snow removal  
\$13,000 on roads  
\$3,000 on package box  
\$200 on office supplies  
\$5000 on Kim  
Trash is right on budget.

Jim will work on a budget that we start with a base of \$1000.

**TRASH  
CONTRACT:**

Current service is costing us \$6600 a year and that's with a one six-yard dumpster and two – three-yard recycling. The contract is expiring on December 31, 2023. Angela proposed we change to Valley Waste Solutions. Jim seconded the motion and it unanimously approved to change to Valley Waste and increase to eight yard container.

Complaint received from Ray and Evelyn last week stating they have proof of illegal dumping. After police contacted the individuals, they claimed to have permission from a homeowner. Ray and Evelyn have requested that locks be put on the trash containers. If we installed locks, we would need three locks and it would increase our trash dues.

After discussion, Jeff made a motion to install a fake camera, signage, and a light. The signage should state, "Crystal River County Estate Members only, all other dumping will be prosecuted, you're on camera. For household waste, not construction projects." Brianna seconded the motion and it passed by all. Angela will have three signs made as well as purchase a fake camera from Amazon. Jim will purchase light and install.

A camera policy is not in place; however, it can be discussed at our next meeting. Questions and concerns: What do other people think about it? Who has access to the files? How often are they checked? Board decided not to come to the annual meeting with a camera policy but rather engage members of the POA about desire for active camera and elements in the policy.

**SNOW PLOW  
CONTRACT:**

Road committee is continuing with Noe as the contractor providing snowplow removal, his price continues to be \$300 a pass. The plow needs to be the full width of the street.

**WEBSITE:**

Angela will continue to ask Kim for posting options on the website.

**KIMS CONTRACT:**

Renews January 1, 2024. Angela to have a discussion with Kim about more responsive communications and setting deadlines for getting financial data.

**FIREWISE:**

Andy continues to be our point of contact. Discussion at the next meeting on whether to do something for wildfire control. It's been discussed in the past that we could do better signage. A suggestion would be to put up address markers. A suggestion is to have Carbondale fire department come out and look at what mitigation we can do. A suggestion would be to have everyone have a sign that is about two or three inches high by twelve inches long and it has the number of the unit and it's designed for emergency personnel or the fire department. Jeff is going to find out what this cost.

**NEXT FULL MEMBER POA  
BOARD MEETING DATE:**

Tuesday February 27<sup>th</sup> at 5:30 p.m. Carbondale Library large meeting room.

**ASSESSMENT:**

It's recommended that we charge the Fry Property and Pitkin County Open Space for the full assessment including trash to keep accounting clean. Jim is preparing a budget for the next meeting.

**COVENANT  
CHANGE:**

Do we want to bring this up again at our annual meeting? It's important to update the language. Jim suggested we don't include the chickens; however, address short term rentals. The issue will be put on the agenda item and we can discuss as a membership. Angela to get clean covenant change out to board for review prior to inclusion in the Membership meeting packet.

**ROAD  
WORK:**

Matt did a good job on the roads. Jim will check in with Matt with a budget and make sure his expenses haven't gone up.

**COMPLAINT:**

The board reviewed the complaint by Andy and responded to the complaint.

**ADJOURNMENT:**

Meeting, Adjourned at 5:00 pm.