

DRAFT
CRYSTAL AT THE VILLAGE HOMEOWNERS ASSOCIATION
Minutes to ANNUAL BOARD MEETING
March 28th, 2018, 3:30 P.M. (MST)
CONFERENCE CALL

1. Roll call, determination of quorum and certification of proxies. Greg Ritter, David Eckley, Neal Elinoff, Michael Vasquez, Lee Pressler were in attendance. A Quorum was determined and the meeting was called to order.
2. Motion to approve/waive notice of meeting. Lee Pressler made a motion to approve notice of the meeting and seconded by Neil Elinoff.
3. Election of Officers.
 - David Eckley made a motion to nominate Mike Vasquez as President, seconded by Neal Elinoff and passed unanimously.
 - Neal Elinoff made a motion to nominate himself as Vice-President, seconded by Michael Vasquez and passed unanimously.
 - Lee Pressler made a motion to nominate Barton Prideaux as Secretary seconded by Mike Vasquez.
 - Mike Vasquez Made a motion to nominate David as Treasurer seconded by Lee
4. Unfinished Business
 1. Review landscaping to improve look of courtyard. Greg noted the Weed contract for landscaping – We paid them to clean up the grounds before the snow and planting after the snow melts.
 2. Neil's bankruptcy has been paid up.
5. New Business
 - a. Immediate Goals – Planting of flower beds. Neil suggested hiring a landscapes architect to develop a plan for the grounds maybe 3 plans to review. Mike suggested the board work on this program.
 - b. Discuss sidewalk safety issues: Sidewalk grinding – unevenness of sidewalk. Neil noted there are a bunch of broken pavers but has had trouble finding the pavers. Neil will gets estimates on the grinding and continue to look for pavers.
 - c. Discussion of installing a snowmelt system in the walkway. Discussion ensued. Mike noted it needs to be cost effective, and last time they checked the ROI would be 20 years. Lee and Neil suggested the installation of a snowmelt system would enhance the property. Neil will obtain an estimate.
 - d. Discuss sidewalk safety issues: lighting and unevenness
 - e. Discuss adding new handrail in stairwell

- f. Create a committee to review and make recommendations for optional exterior colors for the buildings. Mike noted alternating colors – how does it come balanced in all different colors. It was suggested that owners be provided with a “palette” of colors
- g. Develop a list of recommended service providers: roof, decks, plumbing, painting, etc.
- h. Insurance information. HOA carries general liability insurance. Neil carries workmen’s compensation and general liability for his workers.
- i. Renovations: major renovations should be scheduled in the off season. David noted the renovations to Barton’s unit, in which the contractors violated the rules using the common elements as staging. Also, the contractors damaged some of the landscaping. The motion was made to have Barton return the lawn to the condition it was, prior to his renovations. David Eckley seconded and motion passed.
- j. Snowmelt system
- k. Neil suggested increasing the dues so we can cover the snowmelt and landscaping costs. Neal will work on a reserve study, i.e. obtain snowmelt system information, landscaping, etc., and present to the board.
- l. Other: Mike would like to set up another board meeting to review the landscaping program within 14 days.

9. Adjournment. Neil Elinoff made a motion to adjourn the meeting, seconded by Mike Vasquez

Respectfully submitted,

By: Jarmik Property Management, Inc.
Judi Balkind, HOA Manager