

**DRAFT**  
**CRYSTAL AT THE VILLAGE HOMEOWNERS ASSOCIATION**  
**BOARD MEETING MINUTES**  
**September 26, 2019, 4:00 P.M. (MST)**  
**VIA CONFERENCE CALL**

1. Roll call, determination of quorum and certification of proxies. Mike Vaz, Barton and Jennie Prideaux  
Proxied: David Eckley proxied Mike Vaz, Lee Pressler has proxied Barton Prideaux.  
Also present: Judi Balkind, HOA Manager
2. Motion to approve/waive notice of meeting. Barton Prideaux made a motion to approve the notice of meeting. Mike Vaz seconded and motion passed.
3. Reading and approval of the Minutes of the Annual Meeting of March 6, 2019 Tabled for annual meeting.
4. Reports of officers – President – report (see new business)
5. Unfinished Business
  - a. Financial Statement Review for FY 2019 Financials presented – no further discussions.
6. New Business
  - a. Landscaping: Discussion ensued regarding current needs and having one company tend to all, grass and planters. Turnkey. Discussion ensued. ***Barton Prideaux made a motion to solicit bids from a single vendor to provide our turnkey landscape needs. Mike Vaz seconded the motion and motion passed unanimously.***
  - b. Increasing landscape budget for single source vendor: Current budget \$3,200 for landscape maintenance. Dues to \$1,100 from \$975. ***Barton Prideaux made a motion to increase the quarterly dues from \$975 to \$1,100 beginning Jan 1, 2020. Mike Vaz seconded the motion and motion passed unanimously.***
  - c. Phase #2 Landscape Budget: adding more plants the board is considering there may be an increase in the landscaping budget based on landscaping bids. We would like to increase the Plants, perennial bushes and add 7 trees.
  - d. Restoration of 3 Concrete stairwells in relationship to snowmelt budget. Discussion ensued. Barton Prideaux would like to work on the stairwells. This will be the next project to be worked on. Railing needs to be repaired.
  - e. Special Assessment for 2020 at \$1000/qtr or \$32,000/year. Mike Vaz made a motion to assess a capital reserve of \$1,000/qtr for 2020. Barton Prideaux seconded the motion and motion passed unanimously.

- f. Architecturally Enhancement: Moving parking to opposite side of drive enhancing entry drive unblocking our beautiful stone wall - tabled for later date.
- g. Change same color of homes possible for 2021 – tabled for later date.
- h. Open forum for comment . The trail that is installed in the back.
  - Barton made a motion to authorize Mike to contact legal counsel on evaluating the trail and what recourse we have. Mike seconded and the motion passed unanimously.

9. Adjournment: Barton Prideaux made a motion to adjourn.

DRAFT