

**DRAFT**  
**CRYSTAL AT THE VILLAGE HOMEOWNERS ASSOCIATION**  
**BOARD MEETING**

**August 16, 2018, 4:00 P.M. (MST)**

**VIA CONFERENCE CALL**

**Call in number: 1-605-472-5326**

**Passcode: 769832#**

1. Roll call, determination of quorum and certification of proxies. Mike Vaz, David Eckley, Greg Ritter, Baron Prideaux, Lee Pressler, Liz Raese - Lee Pressler . Quorum has been met. Quorum had met – Mike Vaz called the meeting to order on August 16<sup>th</sup> – 4:07 pm.
2. Motion to approve/waive notice of meeting. - Mike Vaz – seconded by David Eckley - all in favor.
3. Reading and approval of the Minutes of the Annual Membership Meeting of March 28, 2018; Board Meeting of April 30, 2018 and Special Membership Meeting of May 4, 2018 Mike Vaz made a motion to approve all 3 meetings. – David Eckley – all in favor and motion passed.
4. Reports of officers – President – report
5. Unfinished Business
  - a. Financial Statement Review for FY 2018 –Review the 2018 financials – Mike Vaz reviewed the financials and feel that we are 4K short. Mike’s suggestion to increase quarterly dues to \$975.00. Special assessment to \$1,000k/qtr. ***David Eckley made the motion to increase the quarterly dues to \$975.00 beginning on November 1, 2018 for a one year period. Lee Pressler seconded the motion and motion passed unanimously***
6. New Business
  - a. Review paver and stone project – the project was \$5,000.00 over budget due to increase in costs of better stone. Members noted the place has never looked so good. Added stone and height to the walls – the stone was matched to the rest of the property.

Discussion ensued regarding adding pavers on top of the concrete walkways, so the walkways would be all pavers, and installing some type of snowmelt. This is a project that will for the future.
  - b. Review landscaping prior to Fall – Reynaldo gave a price of \$2500 for evergreens and greenery to the property. Mike suggested putting wild flower seeds now that would come in next summer. Mike suggested low bushes that would compliment the planters and enhance the walls. Mike suggested enhancing the driveway that dead ends had suggested try to enhance the border between Crystal and Butler.

- c. Approval to trim trees to prevent roof damage. The bid was to do an Aspen tree trimming – 20 trees and remove the excess for \$2500. A request was made by Liz to remove the evergreen tree in front of Liz Raeses unit and Neal Elinoff's unit
- d. New sign dialog with goal for Fall installation. Lee Pressler noted the old Crystal sign was nice – the present one looks industrial. Discussion ensued. Mike suggested an identity to the Crystal such as Crystal Ridge. Thoughts of having a sign with a rustic, distressed – brown gold look. Marilyn liked the idea of a rustic look opens other opportunities. It was suggested that there would be a couple of versions, script, materials and placement.  
Crystal on the Ridge – Crystal Homes – Crystal Ridge.
- e. American Flag with new sign install project – a consensus with an American Flag at the entrance.
- g. Boiler PM prior to Winter – Mike suggested that a preventive measure be completed on the boiler before the winter. Neal would look at this.
- h. Future Special Assessments for 2018 Renovation Projects. Mike Vasquez makes a motion to increase the 2019 to \$1000 per quarter per home as a special assessment. Barton Prideaux seconded.
- i. Removal of trees for fire mitigation –Barton walked with the property with an arborist, Dave B. and the Telski person. The arborist identified that the total costs would be \$35,000 to remove 35 trees. If the HOA removed the trees, the Mountain Village would receive a maximum amount of \$5,000.00. Barton will get a map and a bid and submit to the board.
- j. Other. Mike Vazquez made a motion to have a 4 month period – Dec 2018, Jan Feb, March 2019, Barton Prideaux seconded and motion passed.

9. Adjournment. Barton Prideaux made a motion to adjourn. Mike Vaz seconded.

Respectfully submitted,

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