

DRAFT
CRYSTAL AT THE VILLAGE HOMEOWNERS’
ASSOCIATION HOA ANNUAL MEETING
JULY 15TH, 2024 @ 5:00 P.M (MDT)
Via Zoom

MINUTES

1. Roll call, determination of quorum and certification of proxies.

Owners Present: Barton Prideaux, Thomas Thorpe, John DeGenova, Kathleen Rosson, Brian Brunner, Claudia Brunner, Neal Elinoff, Jim Tholen

Others Present: Judi Balkind - HOA Manager, Joe Solomon - HOA Attorney

2. Motion to approve/waive notice of meeting.

Kathleen Rosson made a motion to approve notice of the meeting. Brian Brunner seconded the motion. All in favor and the motion passes unanimously.

3. Review and approval of the Minutes from the last Annual Meeting

Brian Brunner made a motion to approve the Minutes from the last meeting. Kathleen Rosson seconded the motion. All in favor and the motion passes unanimously.

4. Reports of officers – President’s report

N/A

5. Unfinished Business

a. Financial Statement Review for FY 2023

b. Updates on remodeling:

- Brian & Claudia Brunner deck – Unit 22

Deck replacement project - virtually completed, waiting on sealing of railing (change timbers + stone fascia on garage)

- Thomas & Cheryl’s Thorpe’s Unit 10

Replacing log rails - structural engineer look at reworking supports under hot tub, anything replaced with similar or identical (design will be sent - tabled for Board Meeting)

- James & Elaine Tholen – Unit 16

Projected finish date of early January- basement is fully excavate, final pouring of concrete, North facing set of walls have been framed, windows go in September

c. Repairs to snowmelt system – Reid Rutherford – **Completed**

d. Landscaping updates

Box Canyon - some upgrades needed with the irrigation system, the timers for the irrigation system are being adjusted

6. New Business

a. Discussion on front driveway concrete repair (see attached drawings)

b. Financial review for YTD 7.2024

7. IRS: Vote by rollover of excess funds

For the HOA to defer excess revenue into the following year the owners need to vote that any excess of membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue ruling 70-604. This resolution must be voted on annually at an owner meeting.

Motion:

John DeGenova made a motion that any excess of membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Tom Thorpe seconded: Motion carried.

John DeGenova made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2022, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Jim Tholen seconded the motion. Motion carried.

8. Discussion on Corporate Transparency Act – [fincen.gov/boi](https://www.fincen.gov/boi) for information

This was noted to owners & a website link was provided

9. Election of Directors – Directors serve a one-year term

Note: the Directors appoint the officers

After taking a secret ballot from the Owners the following have been elected to the Board:

Barton Prideaux, Brian Brunner, Tom Thorpe, John DeGenova, Jim Tholen

A motion was made by John DeGenova to accept Kathleen Rosson's withdrawal of the board position & appointing Jim Tholen. Kathleen Rosson seconded the motion All in favor and the motion passed unanimously.

10. Next meeting date

Board Executive Meeting - July 18th @ 1:00 P.M

11. Adjournment.

Barton Prideaux made a motion to adjourn the meeting at 5:49 P.M MDT.

Board Member Nominations

Barton Prideaux made a motion to nominate John DeGenova as Treasurer. Jim Tholen seconded the motion. All in favor + motion passes unanimously.

Barton Prideaux made a motion to nominate himself for President. Tom Thorpe seconded the motion. All in favor + motion passes unanimously.

John DeGenova made a motion to nominate Tom Thorpe as Vice President. Brian Brunner seconded the motion. All in favor + motion passes unanimously.

Barton Prideaux made a motion to nominate Brian Brunner as Secretary. John DeGenova seconded. All in favor + motion passes unanimously.