

DRAFT
CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION
SPECIAL MEMBERS MEETING
Wednesday, September 18th, 2024 @ 3:00 P.M (MDT)
VIA ZOOM

MINUTES

1. Roll call, determination of quorum and certification of proxies.
Owners Present: Thomas & Cheryl Thorpe, John DeGenova, Kathleen Rosson, Barton Prideaux, Brian & Claudia Brunner, Jim Tholen
Jim Tholen called the meeting to order at 3:03 P.M MDT.
2. Motion to approve/waive notice of meeting.
Brian Brunner made a motion to approve notice of the meeting. John DeGenova seconded the motion. All in favor and the motion passes unanimously.
3. Determination of quorum of members – The presence in person or by proxy at all meetings of the members entitled to cast fifty percent of the votes shall constitute a quorum.
Voting Rights of Members. Each Condominium Unit shall be entitled to one (1) vote.
A quorum was deemed present
4. Review and approval of the Minutes from the Annual Members meeting on July 15, 2024
Jim Tholen made a motion to approve the minutes Brian Brunner seconded the motion. All in favor and the motion passes unanimously.
5. Approval of Agenda
Jim Tholen made a motion to approve the Agenda. Brian Brunner seconded the motion. All in favor and the motion passes unanimously.
6. Old Business:
 - a. Review of Current Financials
7. New Business:
 - a. Unit 10 - Tom and Cheryl Thorpe Railing Renovations + Approval
Not changing the footprint of the deck in any way, structural engineer will be doing walkthrough and doing any necessary repairs with like for like.
Barton Prideaux made a motion to approve the Thorpe's railing renovations. Thomas Thorpe seconded the motion. All in favor and the motion passes unanimously.
 - b. Unit 20 - John and Alison Degenova Deck Renovations + Approval
Only replacing wooden decking, put fascia up, metal handrail
Barton Prideaux made a motion to approve the DeGenova's deck renovations. Jim Tholen seconded. All in favor and the motion passes unanimously.
 - c. Unit 22 – Brian and Claudia Brunner Review Updated Deck Design
wooden cladding was original plan, keep the under deck in stucco to match

Barton Prideaux made a motion to approve the Brunner's updated deck design. Tom Thorpe seconded the motion. All in favor and the motion passes unanimously.

- d. Unit 16 – James and Elaine Tholen - Deck Review
Tholen's deck will be composed of the same materials as the DeGenova's
John DeGenova made a motion to approve the Tholen's deck. Brian Brunner seconded the motion. All in favor and the motion passes unanimously.
- e. Driveway Repair Plans Update – Bid from Leo McNamara, McNamara Tile and Stone (includes the bids from Animas Metal Works) + Approval
Jim Tholen made a motion to approve the driveway repair plan bid. Barton Prideaux seconded the motion. All in the favor and the motion passes unanimously.
- f. Landscaping – Update on Thorpe's Area
Frank Velde of Box Canyon Landscapes has been on property doing work

8. Set next meeting date
End of October 2025

9. Adjournment.

Barton Prideaux made a motion to adjourn the meeting at 3:58 P.M MDT.

By: _____

Jarmik Property Management, Inc
Judi Balkind, Crystal HOA