

DRAFT
CRYSTAL AT THE VILLAGE HOMEOWNERS' ASSOCIATION
SPECIAL MEMBERSHIP MEETING
SEPTEMBER 12, 2023, 3:00 P.M. (MDT) 4:00 PM (CDT) 5:00 P.M. (EDT)
VIA ZOOM

Minutes

1. Roll call, determination of quorum and certification of proxies.
Owners present: Cheryl Thorpe Unit 10, Kathleen Rossen Unit 12, Jim Tholen Unit 16, John Degenova Unit 20, Brian Brunner Unit 22 and Barton Prideaux Unit 24
Absent: Neal Elinoff Unit 14 and Billy Dimis Unit 18.

Barton Prideaux called the meeting to order at 3:04 P.M.

2. Motion to approve/waive notice of meeting.
John Degenova made a motion to approve the notice of the meeting, a motion seconded by Barton Prideaux and passed unanimously.
3. Determination of quorum of members – Majority of the total number of members entitled to cast, or of members holding proxies and entitled to cast fifty percent (50%) of the votes of members.
4. Approval of Agenda
Barton Prideaux made a motion to approve the Agenda, Cheryl Tholen seconded, and the motion passed unanimously.
5. New Business:
 - a. Ratify – members approve the policy for the Construction Application and Agreement. NOTE: The board approved the agreement.
Barton Prideaux made a motion to approve the Construction Appliance policy. Jim Tholen seconded and motion passes.
 - b. Deck replacement design review and approval for Brian Brunner's unit. (Key Design features have been sent by Brian Brunner to all members in an email on Monday, September 11, 2023, at 11:55 AM MDT).
Discussion ensued:

John Degenova made a motion to approve Brian Brunner's deck project as presented in the email on September 11 at 11:55 am. Jim Tholen seconded and motion passes.

Cheryl Tholen made a motion that the design and material used for Brians' deck is to be considered an acceptable design for future decks. Jim Tholen seconded, all in favor and the motion passes.

6. Next meeting date. TBD

7. Adjournment. ***Brian Brunner made a motion to adjourn the meeting at 3:18 PM, seconded by Cheryl Thorpe.***

Respectfully submitted,

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