



BOARD MEETING MINUTES

CRYSTAL VILLAGE TOWNHOME ASSOCIATION

Wednesday, May 21st, 2025, at 10am
By Zoom

MINUTES

- I. **Call to Order** Meeting called to order at 10:03am by Bob Johnson of Integrated Mountain Management.
 - II. **Verification of Quorum** Quorum was verified with the following Board members were present: Susan Korber, Cindy Maestas and Fred Annes. Also present was Bob Johnson, Lindsay Rosenfeld, and Danielle Smith of Integrated Mountain Management.
 - III. **Owner Forum (Owners wishing to address the Board)** Comments from the membership included questions about details of the roof proposals, funding, and the Board review process.
 - IV. **Approval of Board Meeting Minutes 4/16/25** Cindy motioned to approve the meeting minutes, Sue seconded, all in favor.
 - V. **Financial Review** As of end of March 2025, the Operating Account has \$24,615.89 and the Reserve Account has a balance of \$265,001.72.
 - VI. **Discussion and Action Items:**
 - a. **Governing Documents Rewrite Status** Cindy will send the revisions to the attorney for a final draft to be completed. Bob reminded the Board of the process once the final draft is received.
 - b. **Review Roof Proposals/Approve** Fred to call the selected roof company to discuss a few more items.
 - VII. **Additional Business**
 - a. The next meeting is scheduled for June 3rd at 10am, primarily for an update from the roofing company.
 - VIII. **Executive Session (If Needed - Management and Board members only)**
 - a. **Open Covenant Enforcement Matter** Susan motioned to enter Executive Session at 10:23am to discuss a specific unit in covenant enforcement. Exited Executive Session at 10:31am.
 - IX. **Actions from Executive Session (if applicable)** The Board exited Executive Session at 10:31am and resumed Open Session. Sue will contact a contractor to complete the repair at the owner's expense since the owner has not completed the repair.
 - X. **Adjournment** Meeting adjourned at 10:32am.
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