



BOARD MEETING MINUTES

CRYSTAL VILLAGE TOWNHOME ASSOCIATION

Tuesday, June 3rd, 2025, at 10am
By Zoom

MINUTES

- I. **Call to Order** Meeting called to order at 10:06am by Bob Johnson of Integrated Mountain Management (IMM).
 - 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)** An owner asking the Board for thoughts on engagement from more of the community. One Board member suggests more personal engagement.
 - IV. **Approval of Board Meeting Minutes 5/29/25** Fred motioned to approve the meeting minutes, Sue seconded, all in favor.
 - V. **Financial Review** The Operating Account has a balance of \$34,955.62 and Reserve Account has a balance of \$265,369.82 as of the end of April 2025. The income is in line with the budget. Expenses are over due to the legal costs.
 - VI. **Discussion and Action Items:**
 - a. **Review Roof Proposals/Approve** The Board has reviewed bids and will negotiate a contract with the contractor. They will then create a presentation for the membership with all the information collected.
 - b. **Governing Documents Rewrite Status** Waiting on the attorney's final draft to be returned.
 - VII. **Additional Business**
 - a. **Schedule Special Owners Meeting** The meeting is scheduled tentatively for July 23rd at 5:30pm, in person with a Zoom option as well. IMM to secure a location for the meeting.
 - VIII. **Executive Session (If Needed - Management and Board members only)**
 - a. **Open Covenant Enforcement Matter** Sue motioned to enter Executive Session at 10:48am, Cindy seconded. All in favor.
 - IX. **Actions from Executive Session (if applicable)** Exited Executive Session at 11am, no action needed at this time.
 - X. **Adjournment** Meeting adjourned at 11am.
-