



BOARD MEETING MINUTES

CRYSTAL VILLAGE TOWNHOME ASSOCIATION

Tuesday, August 18, 2025, at 10am
By Zoom

MINUTES

- I. **Call to Order** Meeting called to order at 10:04am 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)** No owner's came forward.
- 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 \$41,266.60 and Reserve Account has a balance of \$266,119.85 as of the end of June 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 contract was approved by the Board and the action ratified at this meeting.
 - b. **Governing Documents Rewrite Status** Cindy will speak with the attorney on the following:
 - i. Section 4.6 States that Association can inspect homes, Bob explained that this could be for insurance purposes and emergencies. The Board feels the current language is aggressive and intrusive.
 - ii. The Board agreed that the gutter responsibility will move from the Association to the Owner's.
 - iii. Discussion on the insurance which is currently drywall in.
- VII. **Additional Business**
 - a. **Schedule Owners Meeting** This is tabled for now. The Board will attempt to engage the membership on their thoughts.
- VIII. **Executive Session (If Needed - Management and Board members only)** Susan made a motion to move into executive session at 10:38am, Cindy seconded. The Board came out of executive session 10:43am.
 - a. **Open Covenant Enforcement Matter**
- IX. **Actions from Executive Session (if applicable)** IMM to move forward with the bid selected by the Board. IMM will give the owner notice of the work to be completed.
- X. **Adjournment** Meeting adjourned at 11am.