



BOARD MEETING MINUTES

CRYSTAL VILLAGE TOWNHOME ASSOCIATION

Wednesday, April 22nd, 2026 at 5:30 p.m.

By Zoom

MINUTES

- I. **Call to Order** Meeting called to order at 5:30 p.m. by Bob Johnson of Integrated Mountain Management (IMM).
- II. **Verification of Quorum** Quorum was verified as all Board members were present: Susan Korber, Cindy Maestas, and Fred Annes. Two owners were also present. Also present were Bob Johnson, Danielle Smith, and Lindsay Rosenfeld of Integrated Mountain Management (IMM).
- III. **Owner Forum (Owners wishing to address the Board)** One of the members had comments on the roof project taking place. Another brought up the value of the homes from the insurance standpoint and the obligation to evaluate value.
- IV. **Approval of Board Meeting Minutes 10/22/25** Fred motioned to approve the meeting minutes, Sue seconded, all in favor. The approved minutes will be posted to the website.
- V. **Financial Review** As of the end of March 2026, the Operating Account was reported to have a balance of \$161,851.66 and Reserve Account has a balance of \$371,698.86.
- VI. **Discussion and Action Items:**
 - a. **Roof Project Update** Bob gave a financial update on what amount has been paid and remaining amount to be paid. It was reported there is \$103,226 remaining, assuming there are no change orders.
 - b. **Governing Documents Change Update** Sue reported an update on the Documents change and the next steps once the final copy is received from the attorney.
 - c. **1601 Defiance Painting/Warranty Work** Cindy explained she has made several attempts to contact the contractor that completed this work with no response. The Board will draft a letter to the contractor, and IMM will send the letter via certified mail.
 - d. **Reserve Study** The Board agreed to table the Reserve Study for now, until other projects are complete.
 - e. **Community BBQ** The Board discussed a BBQ in the park for community members. More details to come.
- VII. **Additional Business** N/A
- VIII. **Executive Session (If Needed - Management and Board members only)** N/A
- IX. **Actions from Executive Session (if applicable)** N/A
- X. **Adjournment** Meeting adjourned at 6:08 p.m.