BOARD MEETING MINUTES

CRYSTAL VILLAGE TOWNHOME ASSOCIATION

Wednesday, July 1st, 2026 at 5:30 p.m.
By Zoom

MINUTES

I. **Call to Order** Meeting called to order at 5:38 p.m. by Danielle Smith 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 Danielle Smith, Joseph Oats and Lindsay Rosenfeld of Integrated Mountain Management (IMM).

III. **Owner Forum (Owners wishing to address the Board)** Owners suggested that the Association have a Reserve Study done. There were also questions on current insurance coverage. And the new Governing Document changes.

IV. **Approval of Board Meeting Minutes 5/31/2026** 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 May 2026, the Operating Account was reported to have a balance of $13,342.44 and Reserve Account has a balance of $235,632.78.

VI. **Discussion and Action Items:**
   a. **Governing Documents Change Update** The Board discussed the upcoming changes to the Governing Documents with input from the membership. The Association's insurance representative was also present to answer questions.

VII. **Additional Business** N/A

VIII. **Executive Session (If Needed - Management and Board members only)** Fred motioned to move to Executive Session at 6:46 p.m. The Board exited the session at 6:52 p.m.

IX. **Actions from Executive Session (if applicable)** No actions to be taken from Executive Session.

X. **Adjournment** Meeting adjourned at 6:56 p.m.

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