

Crystal Bluffs Townhome Association

RECORD OF PROCEEDINGS

CBHOA Annual Meeting, October 23th, 2018- RVR Ranch House

ANNUAL MEETING OF MEMBERS

Call to Order: The meeting was called to order at 6:02 PM

Attendance: Katie Marshall, John Sorensen, Katherine Grice, Dick Hart, Diane Agnello, Gay Zanni, Lawrence Bronk, Virginia Rediesel, Maxwell Higgins, Cindy Barnes, Tom Bracewell, Ken Whaley, Peggy Beeler and Manager Edquist/EMRE LLC. Attending by proxy were owners, Byers and Cherry, proxies in favor of President Marshall, and Barker, proxy in favor of Diane Agnello, and all in favor of ratifying the proposed budget.

Notice and Quorum: Proper notice of the meeting had been mailed to all owners; between proxies and persons in attendance a quorum of owners was available to do the association's business.

Consideration: There was a motion and second to approve the annual meeting minutes of 2017 which was approved without dissent. These will be posted to the RVR website.

Public Comment- Peggy Beeler was concerned about the shrub/tree at 1266 which drops berries on the driveway, which crush under tires and make a mess. Pruning or removal of the offending shrub/tree is a possibility, but President Marshall suggested the first order of business when the new board meets is to discuss what the HOA pays for and what is the owners responsibility.

Owner Barnes told the group about the irrigation clocks she uses. There is an app for it and it gives a lot of detail. Rachio is the app and may be the name of the clocks. She said in Arizona they were giving rebates for this clock to encourage water conservation.

Review and Ratification of Proposed budget: Manager Edquist had mailed all the owners the meeting Notice and proposed budget and an assumptions document detailing the considerations for funding each line item. There were no questions in regard to the budget or assumptions. Therefore the proposed budget was ratified by those owners present, owner Lawrence Bronk abstaining. Assessments will increase by \$15 per month in 2019, from \$315 to \$330 monthly.

Neighborhood Conditions and Concerns- Public Comments: The landscaper was discussed at some length, with comments that they were inconsistent and only "intermittently excellent". Comments ranged from "much better than last year's" to "edging was not consistent", and "system must be checked periodically during the season for proper operation". There was a request to send the landscape contract to owners so they know what to expect, and also a request for an early season email to owners asking what their landscape issues appear to be. Cottonwood roots are noted coming to the surface in some of the rear yards and may need to be addressed.

There followed considerable discussion regarding the age and operation of the irrigation system. It is aging, and uses non-potable ditch water, with the result that some sprinkler head filters, if not most of them, are clogged with debris and consequently not operating as well as possible. There was a general consensus that this is the system which must be worked on at start up next spring. It is noted that the 2018 summer was very dry, and that the master association made a mandatory 50 percent cut in water use this past July.

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Neighborhood Conditions and Concerns- Public Comments:

Management lobbied for a continuation with the present landscaper, as this has changed each year for the last three and it is hard to get new vendors up to speed on existing problems. Whoever is selected, their start up process will need to be much more thorough than has been the case in recent years. Management will need to conduct periodic walkthroughs with the landscaper on the system, coverage and rain sensors for the clocks, or possible replacement clocks

There was also discussion regarding replacement of cottonwoods and removal of some aspen trees in the island landscape, but no conclusions were reached at this meeting. Management was asked to get cost estimates for removal of these trees. There was again discussion regarding driveways that are so configured that adjacent grassed areas are driven over, and attendant need to modify the irrigation systems in these places. It was also noted that the signage on the island is dark and hard to read. These items will be on the Board agendas for their 2019 meetings.

Election of Board members: Director Hart's term ends in 2018. Dick stood for re-election for another three year term and was elected by acclamation. Owner Cindy Barnes also joined the Board in similar fashion.

The CBT bylaws state there should be not less than three, nor more than 5 members on the executive Board. Any owner, therefore, with an interest in serving on the Board could be appointed to a fifth seat by the present Board. Should you be interested, please contact either management or a member of the Board. Though her present term expires in 2020, President Katie Marshall said this will be her last year on the Board of the Association.

There being no further business to come before the Board or ownership, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Keith M. Edquist
Edquist Management and Real Estate, LLC
Secretary to the Meeting

Crystal Bluffs Townhome Association, Inc.

Katie Marshall-President