

CRYSTAL FALLS HOA

Minutes of Annual Meeting

November 18, 2015

The meeting was called to order at 3:05 p.m. with the following in attendance:

William R. Hinckley, President/Declarant/Developer	
Mike Siefert, The Lookout Group, Inc., Vice President of Construction	
Jim Plasek, The Lookout Group, Inc., Director of Development	
Laurie Frederick, Resident Member of the Board	Barbara Smith, CFHOA Onsite Director
David Humphries, Grand Mesa VR	Mike Sherman, Grand Mesa VR
Geri Wise, Grand Mesa VR	Russell Fletcher, Fairways VR
Joe Eckels, Boulders VR	Rachel Baumgartner, Cap Rock VR
Laura Yambrick, Highlands VR	Chad Van Blokland, Highlands VR
Connie Heyer, HOA Legal Counsel	James Browder, Goodwin Mgmt

Jim Plasek made a motion to approve the minutes of the December 1, 2014 meeting as distributed and published on the community web site. Mike Siefert seconded and the motion passed with four votes in favor and one vote, William Hinckley, abstaining. Jim Plasek made a motion to approve the 2016 Crystal Falls HOA budget (including a General Assessment rate of \$45/month) as previously distributed and approved unanimously by the voting representatives. Mike Siefert seconded and the motion passed unanimously.

Declarant /Developer Report:

Mr. Hinckley began by letting the voting representatives know that he is accessible to them for any issues or recommendations which may arise during their term.

Grand Mesa Section 8: Grand Mesa Section 8 is now complete, with a total of 73 lots.

Fairways 4-2A: Development of 15 lots in Section 4-2A of The Fairways is now complete, with homes being constructed by Wildewood Homes.

Goodwin Management Report:

James Browder reviewed the financials for the HOA, stating that as of 10/31/15 there was a total cash balance of \$1,792,412.45 including the operating account and reserve accounts. There were 245 delinquent accounts totaling \$83,985.55. Of those, 173 are homeowners and 72 are builder

accounts. We currently have 2164 homeowner and 135 builder accounts, with 13 commercial accounts.

In reviewing the Income Statement as of 10/31/15, assessment income is on track with the estimated numbers, taking into consideration annual prepayments. Legal fees are up due to a recent lawsuit regarding a violation for erosion. Telephone and gate expense are up due to additional gates and cameras added. Office wages are up due to overlap during the training for an assistant as the new HOA office was established. Water was up considerably due to the additional landscape watering required during this year's drought in the summer months.

As of 10/31/15, there were a total of 1,963 property violations, most of them being trash cans and landscape related violations. Of the total, 323 were from the Boulders, 90 from Cap Rock, 308 from The Fairways, 370 from The Highlands, and 872 from Grand Mesa.

Onsite Director Report:

Barbara Smith, the Crystal Falls HOA Onsite Director, reported that there is currently one lawsuit pending, regarding an erosion violation.

An outside audit will take place next year, and is included in the budget as well as re-plastering of the lap pool, a handicap lift for the pool, and specialized playground equipment for those who are wheelchair bound.

The onsite office opened in January and so far have processed 237 architectural improvement applications and more than 120 initial construction plans, and have distributed more than 450 pool keys, 800+ bar codes and more than 200 remotes to residents. The new HOA web site is updated weekly with new information, and the latest issue of the newsletter is in the mail.

There have been eleven New Member Orientations with attendance ranging from 4 to 19 at each meeting. The fishing derby this year had a record 14 participants! The 4th of July parade was a huge success, and we had a great pool season. During the coming months, focus will turn to the Landscape Design Guidelines as it relates to all communities and update it to include additional information on Living Fences and other topics.

The annual meeting was adjourned at 3:35 p.m.