

# Crystal·Crossing

Annual Homeowners Meeting Minutes  
October 27, 2021 6:00 pm  
Via Zoom Video Conference

## **DATE AND TIME:**

The Annual Homeowners Meeting of the Crystal Crossing Homeowners' Association (referred to hereinafter as "Owners") was held on Wednesday October 27th, 2021 via Zoom Video Conference.

## **I. CALL TO ORDER:**

- Manager Dan Abila, called the meeting to order at 6:15 pm.
- Directors Present: Sara Oliver, David Rhodus and Greg Newman. Also present: Teleos Manager, Dan Abila

## **II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM:**

Proof of Notice was presented. There were 7 homeowners present and 2 proxies, quorum was met to conduct business.

## **III. APPROVAL OF THE 2020 ANNUAL MEETING MINUTES:**

Manager presented the 2020 annual meeting minutes to the Board of Directors. Upon a motion duly made, and upon vote, the 2020 annual meeting minutes were unanimously approved.

## **IV. HOMEOWNER EDUCATION:**

Manager Dan Abila presented the homeowner education, "Artificial Turf & Signs- New laws". He explained HB 21-1229 will allow homeowners to use artificial turf in their back yard, but HOA's can still prohibit turf in front yards. HB 21-1310 requires an HOA to permit the display of any noncommercial flag or sign at any time, subject only to reasonable, content-neutral limitations such as the number, size, or placement of the flags or signs.

## **V. RATIFICATION OF 2022 BUDGET:**

Manager presented the 2022 Budget for ratification. Homeowner dues will not increase. Upon motion made, and upon vote, the 2022 budget was unanimously ratified.

## **VI. FINANCIAL UPDATE:**

Manager presented the balance sheet and annual budget comparative to the Board. As of September 30, 2021 there is \$5,114 in operating cash, and \$1,347 in reserves. The association is on track to stay on budget for 2021.

**VII. OLD BUSINESS:**

There was no old business to discuss

**VIII. NEW BUSINESS:**

- **TELEOS MANAGEMENT CONTRACT-** The 2022 management contract was emailed to the Board for review prior to the meeting. Upon motion made, and upon vote, the 2022 Teleos contract was accepted and will be renewed.
- **ELECTION OF TWO (2) BOARD MEMBERS-** David Rhodus and Greg Newman's terms were up. Both decided to run for reelection. With no other volunteers, they were unanimously reelected for a 2 year term.

**IX. RESIDENT'S FORUM:**

There were no homeowner questions.

**X. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 6:29 pm.

Respectfully submitted,

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Secretary/Manager