

Crumbacher Estates Owners Association
January 2nd, 2012 – Board Meeting Minutes

Call to Order: 7:04 p.m.

Present:

President: Doug Hale
Vice President: Darren Schmidt
Secretary/Treasurer: Ken Radford
Water Operator: Carl Behrent

Association Member: Brock Sutton

Approval of Minutes and Agenda

- **MOTION:**
To approve the minutes and agenda as written.
 - Motion by Ken Radford, second by Darren Schmidt.
 - All were in favor.
 - **Motion passed.**

Water System

- Operator report
 - Carl presented water use data for 2011 monthly water use.
 - Source meter appears to be malfunctioning. Operators will investigate and replace if necessary.
- Water right
 - Draft bylaws reviewed and edited by attorney Scott DeTro were presented.
- **MOTION:**
To approve draft update to bylaws subject to presentation to membership.
 - Motion by Darren Schmidt, second by Ken Radford.
 - All were in favor.
 - **Motion passed.**

Finances

- **Treasurer's report**
 - 2011 balance sheet, profit and loss statement, and budget analysis example were presented.
- **MOTION:**
To approve the year end Treasurer's report.
 - Motion by Darren Schmidt, second by Doug Hale.
 - All were in favor.
 - **Motion passed.**

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- **2012 Budget**
 - 2012 budget was ratified without opposition.
- **2011 Budget Categories**
 - Review of actual expenses and budgeted amounts took place.
 - Total budget for 2011 was \$28,350.00.
 - Actual expenses for 2011 totaled \$25,788.40.

Roads & Infrastructure

- **Mailboxes**
 - A pre-fab example of mailbox kiosks was reviewed.
 - Darren will develop a proposal for number of boxes needed and location requirements.
 - A cost estimate from the company will be obtained.


Association Issues

- **Covenants Committee Update**
 - The latest draft version of the covenants is now available for review at www.crumbacher.net.
- **Policies**
 - Further policy development was discussed, and Doug will present proposals at the next meeting.


Adjourn

- **MOTION:**
To adjourn the meeting.
 - Motion by Ken Radford, second by Darren Schmidt.
 - All were in favor.
 - **Motion passed.**

Meeting adjourned at: 8:20 p.m.



President, Doug Hale



Secretary/Treasurer, Ken Radford