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May 28, 1995

CRAWFORD AIRPARK HOMEOWNERS; ASSOCIATION
Draft of Minutes, May 13, 1995

(To be approved at annual meeting, Sat. May 18, 1996)

The meeting of CAHOA was called to order by President, Jim Over at 11:01 a.m. at Crawford Airpark.

ROLL CALL:

- (3 votes) Jim & Carol Over, with proxy for Jeff & Denise Over
- (1 vote) Bob & Georgia Thompson
- (1 vote) Larry & Betty Costa
- (5 votes) Julie Yager with proxies for Karl & Patrizia Volger
and Wolfgang Koslowski
- (1 vote) Mary Hermann
- (4 votes) Tom Olson, with proxies for Kevin Beck & Steve Wimp
- (1 vote) Gary Hale

All 16 lot owners were represented.

MINUTES, TREASURER'S REPORT, CORRESPONDENCE REPORT:

The minutes of the September 17, 1994 meeting were read and approved. The Treasurer's report was read and approved.

Secretary's report included listing of correspondence. Lynn did not respond to questions about the PUD tie-down area or the Salinity Project in writing. However, he will probably address these at the 99V, Inc. meeting.

ELECTION OF OFFICERS: It was moved, seconded and passed that the following be CAHOA officers for the coming year: Jim Over, President; Karl Volger, Vice President and Betty Costa, Secretary/Treasurer.

TIE-DOWN AREA IN CRAWFORD PUD: CAHOA members present agreed to establish the tie-down area with use of local volunteers without any expenses.

SALINITY PROJECT: The possible effects of the salinity project on Crawford Airpark PUD were discussed. The salinity piping will deliver water under pressure to the east edge of the PUD and any further piping or development will be up to the CAHOA members. Julie Yager discussed "carrying rights". The Smith Fork Project rights are connected to the land, but as a subdivision we should be developing a PUD management plan for the water to be delivered. At the present time Bill Linman and John Cunningham are handling the delivery "on their own", but in the future this may not work satisfactorily. It was agreed that Jim Over find out what the expense would be to add the PUD to the salinity project.

APPROVAL OF REVISED COVENANTS:

Larry Costa made the motion that we not have mail ballots because of the misunderstanding about the covenant ballots mailed out for reverification. After discussion the motion was withdrawn, because we might have an issue that could be handled by mail.

As the minutes said the Revised Covenants would be "retyped before final approval" and called out for signatures -- and all members were represented at this (May 13, 1995) meeting -- it was decided to discuss, and vote our final approval or disapproval of the changes that were questioned by members not at the September meeting.

Re: #1: Term. Bob Thompson moved, Jim Over seconded that as the intent of this covenant was originally meant to be 75% (14 out of 18) that the number be changed to the percentage instead of just reducing it to 13 because there are fewer lots now. This would make it easier to handle any future changes. This would also make it the same as the CARRIA E. Laws (which can be amended by 75%). This motion was defeated. Nay votes were Tom Olson (4), Gary Hale (1) and Julie Yager (5). However, a second motion was made by Tom Olson and seconded by Larry Costa, to reduce the required number from 14 to 13 as approved at the September 17th meeting. This motion passed, so the covenants now read that 18 votes are required to approve any changes to the covenants (meaning 4 votes will defeat any proposal).

Re: #2: Land-use. The deletion of "Hangers ...intent."
Tom Olson moved, Larry Costa seconded that this sentence not be deleted. The motion passed. Tom Olson (4 votes) and Gary Hale (1) voted to not delete this sentence.

Bob Thompson read from the Covenants "restricting the uses of Crawford Airpark PUD in the manner that best provides for an attractive and desirable single-family residential airpark PUD ...restrictions will be for the mutual benefit and protection of all owners of said property" and told of some caveats that other airpark residents had shared with him. Larry Costa also mentioned some of the caveats that were described in the "Living With Your Plane Association" publications.

Bob Thompson moved, Jim Over seconded that we add the covenant "That all homes, henceforth, be constructed with a minimum of 1500 sq.ft. livable floorspace. This is not to include garages, attics and porches. With only 4 years the motion was defeated. Larry Costa moved, Bob Thompson seconded, that the covenant be passed with the minimum of 1200 sq. ft. Karl Volger (5 votes) and Gary Hale (1 vote) defeated this motion.

Larry Costa moved, Jim Over seconded that "Hangar apartments may not be used as primary residence except while primary residence is under construction. This was opposed by Tom Olson (4 votes), Karl Volger (5 votes), Gary Hale (1 vote) and so defeated.

Larry Costa moved, Jim Over seconded that "Hangar apartments may not be sublet or occupied except to members of the primary residence family, i.e. no renters." This was defeated by "nay" votes from Karl Volger (5 votes), Tom Olson (4 votes), and Gary Hale (1 vote). Bob Thompson abstained.

Larry Costa moved that we add "The overall appearance of the PUD should be considered when placing hangers. Where appropriate, the residence should be closest to Stearman Lane." After discussion this motion died.

It was moved by Larry Costa, seconded by Tom Olson that the "will" in #5. "\$400.00/year assessment WILL be adjusted according to the 1986 U.S. dollars ..." be changed to "MAY" since this is what has been done. This was passed unanimously.

The additional covenant #12, Protection of aquatic life, was moved by Tom Olson, seconded by Jim Over and passed unanimously.

The other changes were mainly substituting 99V, Inc. for CAHOA in issues relating to the airport easement responsibilities and approved by all.

The members present will sign the signature page and have it notarized by Kathy Geddes. As proxies cannot be used to sign the revised covenants signature page, a copy of the covenants and a signature page will be sent to those represented by proxies for signature notarization. When they are returned the revised covenants with the notarized signatures will be filed with the Delta County Clerks office at a filing cost of \$5.00 per page.

At the end of the covenant voting Bob Thompson commented that it was apparent from the voting that the goals of those who live at the Airpark were not the same as those who did not live here; i.e., best interest of airpark and residents VERSUS sales of lots.

AMENDMENT TO BY-LAWS:

Article III, Dues, was amended to read "\$5.00 per lot payable at the annual meeting" instead of \$10.00 as we do not anticipate any large expenses in the coming year.

NEXT ANNUAL MEETING: The next CAHOA annual meeting will be the morning of the 99V, Inc. 1996 annual meeting. The 99V, Inc. meeting was later scheduled for May 18, 1996 at 2:00 p.m. with a barbecue to follow at 5:00 p.m.

The meeting was adjourned at 1:20 p.m.