

Crawford Airpark Homeowners Association  
3771 Stearman Lane, Box 16  
Crawford, Colorado 81415-0016  
(970) 921-3715 blcosta@gj.net

Proposed Minutes of Annual Meeting held May 9, 1998

The meeting was called to order by President, Bob Thompson. Roll call was taken. Members present in person: Jim & Carol Over, Robert & Georgia Thompson, Robert Duncan & Andrea Singewald, Larry & Betty Costa, Karl Volger, Mary Hermann, Debra & Lynn French. Proxies (verbal, but not presented to chair) were present for Wolfgang Koslowski, Thomas Olson, Steve Wimp, Jeff & Denise Over.

MINUTES & FINANCIAL REPORTS: The proposed minutes for May 10, 1997, as mailed to members, were approved.

The financial reports, as mailed to members, were approved. The balance on hand April 7, 1997 was \$4.35. The difference in Clipper Ditch Assessments was explained. Lots 2 & 4 and 7 & 9 have 1-1/2 acre feet of water because of boundary adjustments. The other lots only have 1 acre foot.

(The annual dues and ditch assessments are due and payable now -

OLD BUSINESS: Mary Hermann gave a report on other airparks - general information i.e., restrictions, cost of lots, and covenants.

NEW BUSINESS: The following by-laws/covenant proposals were discussed:

(1) All homes, henceforth, be constructed with a minimum of 1500 sq. ft. livable floorspace. This is not to include garages, attics and porches.

Discussed and vote Yes-12, No-3.

(2) Hangar apartments many not be used as primary residences except while primary residences are under construction; not to exceed 24 months. Withdrawn after discussion.

(3) All residences, henceforth, must have a roof pitch of at least 5/12 with 2 foot overhangs. - amended "but plans could be submitted that deviate from this and be approved by a Yes vote of two-thirds of the lot owners. (if lot owner doesn't vote within 30 days of notification a Yes/Approval vote would be assumed). Yes -11, No - 4.

(4) When hangar construction is started prior to residence construction; residence construction must begin within 18 months and be completed within 24 months. Withdrawn after discussion.

(5) To preserve the view of present home/lot owners - the location of any hangar or multi-story residence will be reviewed

and approved by a CAHOA committee of five or more members before construction is started. Discussed and vote Yes-11, No-4.

(6) CAHOA, by majority vote, may consider storage of items to be of public nuisance and require removal from public view. Some examples, but not limited to are : abandoned vehicles, farm equipment, trash, tires, construction material, etc. Discussed and withdrawn as it is already addressed in Covenant #7..

(Covenant # 7:Nuisance: All trash shall be removed from all lots at least once a week and no lot owner shall utilize his lot so as to constitute a nuisance to adjoining lot owners...")

Karl Volger than brought up that if these were to be covenant changes 13 was the number required for passage.

However, this is incorrect. The original covenants said that the votes necessary to amend were 14. When the lots were reduced to 16 from the original 17 this requirement was reduced to 13; now that there are only 15 lots the number for passage becomes 12.

Background information: When the covenants were revised in 1995 it was proposed that the original #9: "Term: These covenants and restrictions shall run with the land and shall be perpetual duration; provided that the terms and conditions of these restrictions and covenants may be amended by at least 14 of the then lot owners of the PUD and duly recorded in the office of the clerk and recorder of Delta County, Colorado." be changed to a percentage of the lot owners rather than the number 14 which was based on the original lot number of 17 or 82% which many felt was too high. 75% was suggested but it did not pass. (Blocked by Volger who controlled 5 votes). The number 14 was reduced to 13 or 81%. The reduction to 12 has (80%) has legal precedent.

Several members plan to see if there is a way to change the voting structure.

The motion was made and passed that the same officers be elected for the coming year. Bob Thompson, President, Mary Hermann, Vice President and Betty Costa, Secretary/Treasurer.

Respectfully submitted,

