

	Community change	Key words
Multiple	More signs throughout Crystal More speed signs Better street signs 10mph 100yards from residences	10 mph
	Relax the restrictions as to what we can /can't have on our property. Allow more than 3 structures.	ACC
	Update architectural guidelines to reflect newer construction modes and materials.	ACC
	The time delay for approvals from the HOA new building application is way too slow and cumbersome.	ACC
	ACC members should NOT be board members since ACC DIRECT CONFLICT OF INTEREST	ACC
	Loosen the requirements for type of structures allowed on property	ACC
	The size of a house/cabin I can build. There are many options at 16 x38 that I cannot build. SUCKS!	ACC
	Allow a guest camper and a property owner's camper to be on property all summer long.	Allow 2nd Camper
	Be able to have a guest trailer at property all summer in addition to the property owner's trailer.	Allow 2nd Camper
	Allow property owners to have guests stay on the land they own during summer (more than 1 camper)	Allow 2nd Camper
	Being able to have more than one trailer at a time on property.	Allow 2nd Camper
	I would really like it if there wasn't so much negativity! Not sure there is much we can do about	Attitude
	More of a can do attitude instead of can't do	Attitude
	Attitude	Attitude
	Get rid of people who try to run everything.	Attitude
	Fewer malcontents.	Attitude
	We need less attention given to the few who seem to complain about everything.	Attitude
	in a few short words it has gone from a place I looked forward to going to feeling like a nazi camp	Attitude
	I wish people would be more respectful of others in communication and some behaviors.	Attitude
	I don't know if it could be changed or not - I would like to see the bickering/complaining stop	Attitude
Multiple	Board transparency, not the "us vs them" mentality that is portrayed.	Attitude
	There seems to be a concerted effort to make rv and trailer owners use their property troublesome	Attitude
	The board seems to regard the members as a nuisance instead of representing their interests.	Attitude
	Loose the attitude "full timers" against "part timers". We are all part of the community.	Attitude
	Less bickering and better decisions	Attitude
	Less complaining about everything from members.	Attitude
	Work to end the disparity between full timers and part timers, campers and cabin owners.	Attitude
	Lack of consistency with maintenance at base camp.	Base camp maint.
	Stop having know all do all board members ie Bryon Fessler. He just can't get enough of his own .	Board
Multiple	Fire general manager & replace Jim McConnell Cheryl pogue Bob chestnut Steve dermeyer Lala Jacoby	Board
	More issues, services & fees need to be voted on. Not just Board only decisions! New board members!	Board
	The Bd participating more in community activities	Board
	Why can't the 2 associations come back together again to save on resources, buildings, rent, etc	Board
	If major purchases , repairs for the association were made with RFP .	Board

	Would change how the board has their own agenda and tend to be sneaky behind property owners.	Board
	Given the number of CL properties, possibly more Board members would provide better representation	Board
Multiple	The Board seems closed and unresponsive, acts as if it hides things. Too spendthrift no cost control	Board
	the board should get property owners approval before funding nonessential beautification projects	Board
	Dont turn into a dictatorship and force the owners to decisions that may not be best for all.	Board
Multiple	Replace the entire board and the general manager. That would be the best "change" for the better	Board
	To many of the board members are more interested in their personal agenda then the welfare of CL	Board
Multiple	Consistent mitigation and code enforcement. Non biased choices made by the board.	Board
	Board needs to be changed, they led an unfair and poorly done vote to increase assessments!	Board
	The Board	Board
	Make bd meetings accessible to people who don't live in the community so the board can be partimers.	Broadcast meetings
Multiple	Board meetings and budget reviews should be held with Zoom or similar. More transparency.	Broadcast meetings
	Make all committee meetings and board meetings virtual so that anyone can view them and participate.	Broadcast meetings
	It would be helpful to have remote access to meetings.	Broadcast meetings
	Somehow get the board meetings streamed live so those of us that cannot be there can view.	Broadcast meetings
	RV s on property for six months.	Campers
	I would be nice to keep trailer on property year round. But I know that's a Larimer county rule.	Campers
	I feel that there is an unequal focus on property owners that have a cabin versus a trailer.	Campers
	Allow the owners to keep their trailers on their property for six months or weather dictates a need.	Campers
	I would change the restrictions regarding the usage of Recreational Vehicles.	Campers ??
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Clubhouse parties
	Processes and communications that recognize that not all property owners live locally or year round.	Communication
Multiple	Improve road maintenance and be more forthcoming with info. Much comes through Next Door & is ???	Communication
	Owners would think value \$\$.	Communication
	Communication as to Where the plows are clearing roads. Not the same answer" they are out plowing."	Communication
	Provide more communication with the community! What we have doesn't seem to tell the whole truth!	Communication
	You have the most negative newsletter I have ever read. It is negative and terse towards the members	Communication
	Report after every board or email decision. Continue Zoom board meetings. Attendance will improve.	Communication
	Instead of conducting meetings where people are not afforded to speak allow input!	Communication
	Enforce the lights off at night for the Telescope users, light- timers on	Dark Skies
	Enforce dark sky. Some neighbors have large lights on power poles illuminating all night.	Dark Skies
Multiple	Better security. Keep peoples lights off at night. Keep public restrooms and outhouses cleaner.	Dark Skies
	Assess owners w/ no homes different for R/R & H2O. We don't use CL in winter & pay snow removal	Dues
Multiple	More problems with the dumpster and ATV's	Dumpster
	Is there a "fool-proof" way to make sure that the trash compactor is used correctly?	Dumpster

	Fair elections to raise HOA's. The last one was not done properly.	Fair elections
	Reduce fees. I do not want to pay for trash/laundry/showers/base camp/snow plowing.	Fees
Multiple	It would probably work better as a residence-only area, fees too high, few benefits for part time.	Fees
	There has to be a better way to charge the annual dues , maybe on a fee for service , cause I get no	Fees
	We only spend five months a year at our property. The fees are exorbitant and keep being raised.	Fees
	Charge only improved properties HOA fee increases when it only benefits them.	Fees
	Provide the services we are paying for.	Fees
	Stop increasing the budget to accomplish new items. It is perfectly OK to maintain the good we have.	Fees
	decrease the number of added recurring cost to property owners. The ownership is a money pit	Fees
	Find a way to more fairly share costs like plowing and trash based on expectations and usage.	Fees
Multiple	The Board seems closed and unresponsive, acts as if it hides things. Too spendthrift no cost control	Fees
	Simplify fee structure.	Fees
	Consider lower fees to owners that do not live year around in the community.	Fees
	Reduce costs.	Fees
	Less yearly dues for those of us who are not year round residents.	Fees
	Pay for services used ; trash,	Fees
	I would like to see current funds managed better to avoid yearly requests for increasing budget.	Fees
	Reduce fees we pay or allow campers on their lots all year long. Part timers/campers get screwed	Fees
	Reduce property assessments	Fees
	Full time residents should pay higher dues than part time residents.	Fees
	I agree with having atvs registered and the upfront fee is fair but no fee after that just yearly re	Fees
	different fee schedule for people who have house vs just land and campers	Fees
	Would change policy's like fishing to what it should be for a family NOT just for 2/property	Fishing
	If everyone followed the fishing regulations. More enforcement for people not following fishing reg	Fishing
	Fishing - grandchildren under the age of 15 should be allowed to fish free.	Fishing
	fishing pass fee reduced, to high for the amount of fishing that our guest/family actually use.	Fishing
	Fishing policy. Allow 2-3 people per lot to fish even thought the names aren't on the ownership doc.	Fishing
	Reinstate the 2 free guest fishing passes/year/lot. OR, allow lot owner to gift their annual pass.	Fishing
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Fishing
	I would like to be able to share my fishing pass with my immediate family members.	Fishing
	Fishing passes should be available to all family members of property owners.	Fishing
	Lower fishing pass cost for our adult (>21 years of age) children.	Fishing
	Would like to see catch and release fishing .	Fishing
	\$10.00 fishing day passes for our grown children. \$40/day is absurd.	Fishing
	give owners more freedom for their own enjoyment.	Freedom

	Seems some residents have more pull. CL is for a variety of people not just "peace & quiet" or FT.	Freedom
	The HOA. Your rules at becoming tyrannical. You know no owner is happy with the HOA and the rules.	HOA
	Go back to where we were 10+ years only with better accounting for money.	HOA
	get rid of the hoa	HOA
	I think the assessments need to be increased. That way we have a surplus instead of shortfalls.	Increase Fees
Multiple	Fire general manager & replace Jim McConnell Cheryl pogue Bob chestnut Steve dermeyer Lala Jacoby	Manager
	Fire the general manager and get a professional to work with the board.	Manager
Multiple	Replace the entire board and the general manager. That would be the best "change" for the better	Manager
	Fire the General Manager.	Manager
	A new manager!	Manager
	Replace the manager.	Manager
Multiple	We need better road maintenance and snow plowing. We also need an experienced manager.	Manager
	Be more open with the outside community. Be a spot everyone would want to visit for a weekend	More Friendly
	Crystal Lakes has turned into a militant community. Please make it more friendly & relaxing again.	More Friendly
	I don't have any suggestions.	na
	We are new, seasonal homeowners; just closed late last July. Don't know enough to suggest.	New owners
Multiple	Stricter ATV and obnoxious noise (loud music, gun discharge, etc) rules.	Noise
	Wish the office was open on Sunday or Monday. We generally can only come up on Sat night, Sun \$ Mon	Office Hours
	Sunday office hours	Office Hours
	The office should be open on Sundays in summer, when the majority of the members are there.	Office Hours
	The office should be open when the majority of its members are present. Fri. Sat. and Sunday.	Office Hours
	Have the office open on Sundays, should be open every day on the weekend. stagger the employees days	Office Hours
	I think the office needs to be open 7 days a week during the summer season.	Office Hours
	Base camp-open every day weekends ridiculous it's closed on Sundays stagger employees days to cover	Office Hours
	The office needs to be open on Sundays	Office Hours
	Please have the office open on the weekend, especially during the summer.	Office Hours
	Open on Sunday	Office Hours
	The office should be open on both weekend days as this tends to be a weekend community.	Office Hours
Multiple	Better security with more hours of service. Extended office hours & open 7 days a week in the summer	Office Hours
	Office open on the weekends. Friday- Sunday during busy season. P/t rest of the week to save money	Office Hours
	Restrict ATVs ; discouraging to have the peaceful quiet of the mountain interrupted	OHV
Multiple	Not encourage ATV use and discourage short term rentals.	OHV
	Do not allow ATVs running around on the properties and respect the rights of private property owners	OHV
	Stopping the incessant use of ATV's on our roads.	OHV
	ATV/UTV proactive education, like bear aware	OHV

	ATV's for the most part are ok but 20% don't follow safety rules.	OHV
	Access to national Forest is desperately needed via ATV.	OHV
Multiple	It would probably work better as a residence-only area, fees too high, few benefits for part time.	part time
Multiple	transparency, personal agendas, security and fix my ROADS	Personal agendas
Multiple	Inconsistency in enforcing policies continues to be a problem. "Pet projects" get too much attention	Pet Projects
	Spend less on attorney fees for pet projects and exaggerated situations of conflict.	Pet Projects
	Get rid of the liberal mindset.	Political
Multiple	I love our community and where I live. Unfortunately the political atmosphere is negative.	Political
	We're new to the community, all is positive so far.	Positive
Multiple	I love our community and where I live. Unfortunately the political atmosphere is negative.	Positive
	nothing- it's great	Positive
	Stop prioritizing recreation over road maintenance & improvement.	Priority
	Cater to residents who pay the dues,not the employees,provide what we are paying for and promised	Provide what paying for
	Your survey is open to the general public.	Public
	Too many camping trailers for too many months (CL is beginning to look like a trailer park)	Reduce Campers
	Permanent mountain structures on lots, whether big or small, NOT campers & no visible porta potties.	Reduce Campers
	Not in favor of the rentals.	Rentals
	Assure short term rental properties follow Larimer County R & R's as well as Crystal Lakes r & r's.	Rentals
	No vacation rentals should be allowed. If you are not using your property, sell it!	Rentals
Multiple	We need better control of speeds on roads, elimination of short term rentals.	Rentals
Multiple	Not encourage ATV use and discourage short term rentals.	Rentals
	I would like to see short term rentals go away.	Rentals
	discontinue vacation rentals	Rentals
	I do NOT think that short term rentals are a good fit for Crystal Lakes. We are not Estes Park/FtC.	Rentals
	No short term rentals.	Rentals
	I would like to see short term rentals be NOT allowed or strict rules in place.	Rentals
	Eliminate short term rentals. Renters don't respect our community	Rentals
Multiple	It would probably work better as a residence-only area, fees too high, few benefits for part time.	Residence-only
	I have been unhappy since the board chose to close the restaurant and then hire outside people to r	Restaurant
Multiple	Better security. Keep peoples lights off at night. Keep public restrooms and outhouses cleaner.	Restrooms, outhouses cleaner
	Better efficiency with road upkeep and plowing.	Road maintenance
Multiple	Improve the bridge across the creek at basecamp near the airport. Improve signs and maintain trails	Road maintenance
	Get a professional road grader and road maintenance person to fix our dangerous, abandoned roads!!!!	Road maintenance
	Avoid preferential treatment to full-time residents and board membersespecially re road maintenance	Road maintenance
	Plow cul de sacs when plowing roads	Road maintenance

Multiple	Improve road maintenance and be more forthcoming with info. Much comes through Next Door & is ???	Road maintenance
	Better road maintenance	Road maintenance
	Improve roads maintenance	Road maintenance
Multiple	transparency, personal agendas, security and fix my ROADS	Road maintenance
	More road maintenance	Road maintenance
	Would like to have roads taken care of better.	Road maintenance
	Consistently plow roads to full-time homeowners ASAP, no later than 2nd day of plowing.	Road maintenance
	I would like to see the board investigate having the roads maintained by a third party.	Road maintenance
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Road maintenance
Multiple	More road grading and thistle spraying	Road maintenance
	Better roads	Road maintenance
	Roads.. Roads..Our roads are in miserable condition -- This has to get better - no excuse for this.	Road maintenance
	Use the funds that are going to pay security for road dust inhibitor, money better spent.	Road maintenance
	The Association needs to evaluate the roads within CL as to usage and general conditions.	Road maintenance
	Improve summer road maintenance: grading/potholes.	Road maintenance
	Every road sees the grader once a summer.	Road maintenance
	Please get the roads in better shape!! With the increase in dues we expected better roads.	Road maintenance
	Road crew did not clean Iowa Ct. after I had called it in. Also holes are filled with dirt not good.	Road maintenance
	I think that snow plowing our roads still needs improvement.	Road maintenance
	Continue efforts and resources on road maintenance, with more attention to proper road drainage.	Road maintenance
	Better roads, to many pot holes and washboard. Snowplowing is weak you can do better.	Road maintenance
	Road maintenance	Road maintenance
Multiple	We need better road maintenance and snow plowing. We also need an experienced manager.	Road maintenance
	Better policing of violations, with appropriate fines levied	Rule enforcement
	enforce the rules fairly, you have people living in shacks, and campers on lots for years vs 5 month	Rule enforcement
	Strict enforcement of rules.	Rule enforcement
	Stricter road speed, and license /permit enforcement of cars and ATV's	Rule enforcement
Multiple	Better security and enforcement of rules. We need good internet & phone, throughout, essential.	Rule enforcement
	Closer compliance with regulatory practices regarding mobile campers and storage units	Rule enforcement
	Do not make changes just because a vocal minority exists. Focus on serving the majority, please.	Rule enforcement
Multiple	There needs to be some security presence 24/7. Rules and regulations NEED to be enforced.	Rule enforcement
	Less Junk and trash around some cabins	Rule enforcement
	Enforce the rules! Any time I have reported a violation it has NEVER been fixed!	Rule enforcement
	Follow county rules and allow 6 months for RVs.	Rule enforcement
Multiple	Lack of enforcement of rules and regulations of SUV use and speed of all cars and trucks	Rule enforcement

	For those of us who 'follow the rules,' I'd like to see more enforcement of those rules.	Rule enforcement
Multiple	Consistent mitigation and code enforcement. Non biased choices made by the board.	Rule enforcement
Multiple	Inconsistency in enforcing policies continues to be a problem. "Pet projects" get too much attention	Rule enforcement
	A lot of home owners are leaving their trailers and motorhomes on their lots year around.	Rule enforcement
	It seems that enforcement of rules is sketchy. Not everyone's properties are treated equitably.	Rule enforcement
	LESS "GOVERNMENT"... REDUCE RULES AND CURTAIL UNNECESSARY SERVICES AND EXPENSES.	Rule enforcement
	Allow owners to use their property as they see fit. Only involve when complaints arise	Rule enforcement
	Policies should be geared for all homeowners not just the perms interests!!	Rule enforcement
	Less rules.	Rule enforcement
	Stricter enforcement of temporary structures, both campers and tents.	Rule enforcement
	Not change, but continue enforcing regulations regarding fining those who do not follow regulations	Rule enforcement is good
	Increase security and enforce rules to protect property owners	Security
	I would like to see greater enforcement of the use of facilities by non-members.	Security
Multiple	Stricter ATV and obnoxious noise (loud music, gun discharge, etc) rules.	Security
	To LAX on letting people in that should not be here.	Security
Multiple	More problems with the dumpster and ATV's	Security
Multiple	Better security and enforcement of rules. We need good internet & phone, throughout, essential.	Security
	Lack of enforcement of our private road needs to stop.	Security
Multiple	transparency, personal agendas, security and fix my ROADS	Security
	Utilize the guard shack for guest registration and notification.	Security
	Security, how can we efficiently verify only community as members enter / use our facilities?	Security
	Too many OHVs going too fast, narrowly missing vehicles on blind curves, kids driving OHVs.	Security
Multiple	We need better control of speeds on roads, elimination of short term rentals.	Security
	Security moved down to the lower filings	Security
	Pay volunteers to do security. There are retired police and military members that said they would.	Security
Multiple	There needs to be some security presence 24/7. Rules and regulations NEED to be enforced.	Security
Multiple	Lack of enforcement of rules and regulations of SUV use and speed of all cars and trucks	Security
	More security. Too many non members driving around up here in vehicles and Ohv .	Security
Multiple	Better security. Keep peoples lights off at night. Keep public restrooms and outhouses cleaner.	Security
	Put in an electric gate with a code for owners to use so no paid security guard is needed.	Security
	increase security measures lessening the #of people entering CL illegally.	Security
	CLs needs to be more private. Outsiders must have permission (some type of pass) to enter	Security
	Security...security....and security. A serious issue. Trespassing, reckless driving, illegal fishing	Security
	I would have local law enforcement in Red Feather Lakes.	Security
	Security	Security

	Find a way to police loud & reckless VRBOs!	Security
Multiple	Better security with more hours of service. Extended office hours & open 7 days a week in the summer	Security
	More control over the traffic of 4 wheelers. They do not obey the traffic rules that cars do!	Security
	Do a better job policing the weekend warrior visitors that speed on ATVs.	Security
	Better recognition of members who do not own residences at C/L	Security??
Multiple	showers, laundry, fishing, clubhouse parties, snow plowing.	Services
Multiple	Improve the bridge across the creek at basecamp near the airport. Improve signs and maintain trails	Signage
Multiple	More signs throughout Crystal More speed signs Better street signs 10mph 100yards from residences	Signage
	Not sure why there is a charge for bringing wood to the slash depot. Benefits all so why charge?	Slash
	I am still very concerned of the amount of slash on some of the properties in the subdivision.	Slash
	More people need fire midigation I wish the hoa would enforce that more.	Slash
	Allow property owners to use their properties as originally intended and create a system of wavers .	System of waviars
	Maybe fewer emails. They seem constant, RR, WS, voting, dues, ballots, wells, all at the same time.	Too much communication
	Less rules & restrictions. Less constant oversight, more privacy.	Too much regulation
	More maintenance & new development of hiking trails.	Trails
Multiple	transparency, personal agendas, security and fix my ROADS	Transparency
	More transparency	Transparency
	More transparency from all	Transparency
Multiple	Board meetings and budget reviews should be held with Zoom or similar. More transparency.	Transparency
Multiple	Board transparency, not the "us vs them" mentality that is portrayed.	Transparency
	ZOOM limits participation so more details in minutes may be needed to increase transparency.	Transparency
	Have a more transparent system in EVERYTHING! Nothing seems to be up front, but rather "hidden".	Transparency
Multiple	Better security and enforcement of rules. We need good internet & phone, throughout, essential.	Utilities
	Reduce assessments for lot owners - no water or sewer benefits. Visit only a month or two in summer.	Water & Sewer
	Not charging for R V dumping.	Water & Sewer
	For non residence sewer and water fees too high, paying for RV dump?	Water & Sewer
	Allow more online functions so there is less need to go to the office. ie: guest fishing passes	Web capabilities
Multiple	More road grading and thistle spraying	Weed spraying
	Be more welcome and accommodating to us "weekenders".	Weekenders