

**Crystal Ridge Board of Directors Meeting  
January 7, 2014**

Meeting was called to order at 7:00 pm by Board President, Mark Crawford.

Board Members Attending:

|                 |               |           |
|-----------------|---------------|-----------|
| Fred Herber     | Mark Crawford | Eric Lynn |
| Kierston Creech | Mark Noll     | Tim Evans |

**Landscape Manager:** Fred Herber

**Accounting:** Mae Wisor

**ACC:** Jennie Slack

**Homeowners Present:** Vance Butler

**Consent Calendar:**

**Committee Reports:**

**Capital Expense 2014**

Janelle Estates monument is scheduled to be upgraded in 2014 by planting trees on the north side of 15<sup>th</sup> Ave SE and installing a new section of irrigation. Crystal Ridge Drive monument also scheduled to be landscaped with some new plants. JAC landscaping will provide detail plans.

40 new trees are scheduled to be planted around the neighborhood to replace trees lost from the ice storm. Approximately 17 out of the 40 trees are scheduled to be planted in 41<sup>st</sup> St PI SE.

The 33 trees that sap due to fungal infection is scheduled to be replaced in 2015.

The planting strips in the entire neighborhood (approx. 700,000 sq feet) will be dethatched and aerated. Leveling of uneven spots will be done as needed. Overseeding is scheduled to be done in March.

Regular maintenance of tot lot is scheduled as usual. Another picnic table and bench may be added.

**Estates Roofing Materials**

Homeowners in The Estates whose homes have cedar shake installed have requested approval to replace cedar shake roofing with composition roofing. The CC&Rs as written permit only tile and cedar shake. The Board discussed the process to change the roofing requirements to allow other types of roofing. The CC&Rs require approval by 75% the Members (homeowners) in Crystal Ridge to

amend the CC&Rs. However, past attempts at amending the CC&R has seen minimal participation from our Members.

Board discussed the provisions of Article XV, section 14 (Variation) to approve composition style roofing without amending the CC&Rs. It is not clear whether these requests meet the conditions for approving variations as required by the CC&R.

This methodology was used to approve cement type siding in place of LP siding. LP siding became obsolete and unavailable so cement siding was substituted in place of LP siding. Woodruff has become obsolete. The Board discussed substituting composition style roofing in place of Woodruff.

The Board tabled the discussion pending further opinions from Members at the annual meeting, especially from the Members in the Estates. Homeowners are highly encouraged to come to the annual meeting to discuss this issue.

### **February clean up**

The date for the annual February cleanup will be determined at the annual meeting.

### **Landscape contract 2014**

Edging of planting strips will be increased to 32 edgings a year from 16 times a year (every time they mow, they will also edge).

### **Towing signs**

Towing signs only need to be displayed at the entrances to Crystal Ridge: Crystal Ridge Drive, Janelle Estate entrance, entrances from the Highlands, and 20<sup>th</sup> Ave SE from Rodesco. The towing signs on mailboxes were mistakenly placed there by Gene's Towing and are not needed.

### **Neighborhood watch**

Agenda for neighborhood watch and budget to be determined after further meeting with the Members who volunteered to organize the neighborhood watch.

### **Agenda for Next Meeting**

February cleanup  
Annual meeting agenda

**Adjournment:** Meeting was adjourned at 9:00 pm.

**Next Meeting:**