

Crystal Ridge Board Meeting

November 4, 2014

Board Members Attending: Mark Crawford, Fred Herber, Time Evans, Eric Lynn, Mark Noll

Committee Members Attending:

Landscape Manager (Fred Herber), ACC (Tim Evans, Eric Lynn),

Neighborhood Watch (none), Welcome Basket (none)

Homeowners Present: None

Consent Calendar: No items

Proceedings:

Planned Board meetings:

- a. Dec 10, 2014 (Wed) - No rooms available on Tue or next week
- b. Jan 6, 2015 (Tue)
- c. Feb 10, 2015 (Tue) – Annual Meeting (no rooms avail late Jan)
- d. Mar 3, 2015 (Tue)
- e. Apr 7, 2015 (Tue)
- f. May 5, 2015 (Tue)

1. Landscape Committee

- a. Discussed budget (2014 & 2015), work accomplished and planned and projects to be scheduled for 2015 shown in attachment 2 which includes:
 - a. Replacement of 60 trees (30 in Feb and 30 in Oct) – Est \$15K
 - b. New irrigation sprinkler heads & risers – Est \$9K (helps to reduce water usage)
 - c. Tot lot maintenance – Est \$1K
- b. Water usage was discussed further to see how the expense can be reduced. Adjusting the water distribution to provide more water in dry areas and less in wet areas would help. New sprinkler heads may help to make these type of adjustments. Current practice to cut costs is to turn on the water in June, turn it off in September and time watering to occur in early morning only 2 or 3 times a week. Also may reduce watering in overly wet areas (i.e. 15th avenue in dip)
- c. 2015 Landscape Contractor – Discussed JAC’s efforts, where they are improving and where they are falling short (i.e. moss, weed control, etc.). Plan to stay with JAC for 2015.

2. Finances

- a. Budget 2015 – Discussed budget which will be reviewed at our next meeting.

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- b. Possible projects to be considered for approval include:
- c. Replacement of 60 trees (30 in Feb and 30 in Oct) – Est \$15K
- d. New irrigation sprinkler heads & risers – Est \$9K (helps to reduce water usage)
- e. Tot lot maintenance – Est \$1K
- f. Mailbox standard removal and locking mailbox installation – Est \$??K
- g. Vacant home maintenance – Est \$2K
- h. Accounting review – Discussed to need for an audit Audit review – Est \$2K
- i. Collections line item from SABA - \$0K
- j. List of capital projects was requested by Mark C for budget development.
- k. 2015 budget will be discussed at next Board meeting on Dec 10, 2014

3. Board Membership

- a. Recruiting new Board Members was discussed.
- b. Status of existing Board members for 2015. One Board member's term may end in January 2015 and two others' terms may end in January 2016.
- c. Board members contact possible replacements for themselves that have an interest in serving on the Board. Normal terms for BOD members is 3 years.

4. Dues status for 2015

- a. Discussed possible 10% increase in 2015 dues. The Board elected to not increase dues in 2015.
- b. Newsletter – Board needs to discuss need for a newsletter to go out with dues statement.

5. Volunteer work day in Feb

- a. Trees along CRD, entrance to Janelle Estates and near the ponds that are starting to encroach on the sidewalks in these areas may need to be removed. Board is planning on a 1 day work party in Feb 2015 to remove some of these trees.

Meeting adjourned 8:45 pm