

Crystal Ridge Board Meeting

December 10, 2014

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

Committee Members Attending:

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

Neighborhood Watch (none), Welcome Basket (none)

Homeowners Present: None

Proceedings:

Planned Board meetings:

- a. Jan 6, 2015 (Tue)
- b. Feb 10, 2015 (Tue) – Annual Neighborhood Meeting (no rooms avail late Jan)

1. Landscape Committee

- a. Agreed to sign landscaping contract with JAC for 2015.

2. Board Membership

- a. Need for new Board Members and how to recruit was discussed. Voted to include line item in the 2015 dues notice asking for new Board members.

3. Management Company

- a. Discussed the pros & cons and cost of hiring a management company to assist the Board to manage our neighborhood.
- b. Costs to hire a management company could range for \$10-25K per year and may drive a 10% dues increase for 2016 depending on the negotiated level of support needed from the company.
- c. Board still has many questions and concerns. Plan to meet with one company at next Board meeting to discuss what can be done.
- d. Voted to approve adding a line item in the 2015 dues notice that this topic would be discussed at the Annual CRHOA Neighborhood meeting on February 10, 2015. Final versions pending review by the Board and response via email.
- e. Based on Annual Meeting discussions, input from residents and further research, the Board may decide not to pursue this effort or to continue to look into the possibility of hiring a company. If a decision is made to move forward, then a RFP for bids would be issued.

4. Signs

- a. Board received a complaint about realtor signs detracting from overall appearance of CR. Board discussed what is and is not allowed per the CCR's and city ordinances. Agreed that they do detract but who has the authority to remove signs if they are placed improperly. Mark C and Tim will review this issue, may contact the resident in person and will respond to the resident's complaint to let them know the status.

Meeting adjourned 8:45 pm