

Crystal Ridge Annual Neighborhood Meeting

February 10, 2015

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

Committee Members:

Reps Present: Fred Herber (Landscape Manager); Jennie Slack & Time Evans (ACC)

Reps Not Present: Accountant, Neighborhood Watch, Welcome Basket

Homeowners Present: Approx. 25

Planned Board meetings (check web site for late changes):

1. Mar 3, 2015 (Tue), 7 pm – Puyallup Public Library
2. Apr 7, 2015 (Tue), 7 pm – Puyallup Public Library
3. May 5, 2015 (Tue), 7 pm – Puyallup Public Library

Proceedings:

1. **Agenda** – Agenda for meeting is shown in Appendix I.
2. **Introductions** – Board Members, ACC, Accounting, Landscape Manager and attending residents were introduced.
3. **Nomination & Election** - Board meeting was convened to open nominations for Board members. Peggy Kloes and Erik Pederson Sr were nominated and elected by the majority of residents present. Then the Board meeting was closed.
4. **Neighborhood Watch** – A report on the status of our neighborhood watch was presented. Questions and discussions followed on the status of our neighborhood watch. Residents were directed to the CRHOA web site for more information on Neighborhood Watch. Also the Board said they would check on the status and get back to them.

[Follow-up Meeting: On 2/17/15, a Neighborhood Watch meeting was held with Janine Parquet, Andy McCurdy, Vance Butler & Mark Noll present to discuss the status and how to approach this in 2015. Recap of conversation:

a) Janine will contact the Puyallup PD focal and confirm their Crime Watch / Operation ID participation requirements and present the info at the March 3rd CRHOA Board meeting.

b) Andy will review dates in late April/early May to possibly hold a Spring Crime Watch Awareness neighborhood meeting.

c) Vance will review the mailing scenarios, costs and contacts for the bouncy-house and the local Schwans vendor for interest in participating again on the National Night Out (NNO).

d). Janine and/or Andy plan to attend the Board meeting on Mar 3rd, if possible, to present their plan to the Board. If unable to attend, then they will send a plan to the Board via email in advance.]

5. **State of the Neighborhood** - Mark Crawford (President) summarized the state of our neighborhood including the tot lot, monuments CCRs, mod requests, locking mailboxes and etc. See agenda, Appendix I, for all topics covered.

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6. **Landscape Report** – The landscape manager gave a brief overview of our landscape including trees, irrigation, drain ponds, etc. JAC has been renewed for another year. Considering possibility of advertising for a new contract next year.
7. **Property Management** – The Board is considering hiring a property management company to help manage the neighborhood. No decision made yet.
8. **Finances** – The 2014 actual budget and capital expenditures were reviewed. The preliminary 2015 budget and capital expenditures were reviewed in detail and pends final approval by the Board. Past dues and collections efforts were also discussed. Key parts of the 2015 budget include:
 - a) Admin Expenses – Added \$10K estimate for a property management company with a tentative hire date of June 2015.
 - b) Capital Investments – Included \$17,400 for additional tree replacements (approx. 47) and removal and replacement of trees (approx.. 14). Included \$10K for irrigation system maintenance & replacement, \$6K for monument repairs and landscaping and \$5K for drain pond improvements.
9. **Call for Volunteers** – Needed for:
 - a. March Work Party for Neighborhood Clean up
 - b. Locking Mailbox Conversion
 - c. Neighborhood Watch
10. **Resident Suggestions** - Residents attending the meeting made some suggestions for the Board to consider which are listed below. Residents were asked to send additional comments on these ideas and to express their interest in organizing a committee to consider these suggestions.
 - a) Setup a neighborhood meeting and provide more information on how to best to organize our neighborhood watch.
 - b) Set up a committee to discuss issues and develop proposals pertinent to our neighborhood (i.e. park areas, playgrounds, trails, planter strip mowing, etc.)
 - c) Invite an expert to give a presentation to the Board and community about low growth materials that could be used in our common areas and planter strips in lieu of grass that would be easier to maintain, less expensive and require less watering.
 - d) Install additional street light at the Shaw Road entrance to Janelle Estates.
 - e) Install double yellow lane stripes with night lane markers (similar to CRD entrance) from Shaw Road to the 90 degree turn on Amber to provide more safety.
 - f) Develop feasibility, cost and pros & cons to install buried sprinkler systems without sprinkler heads.
11. Meeting adjourned at 9:15 pm.

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Appendix I CRHOA Annual Meeting Agenda February 10, 2015

1. Call to Order
2. Roll Call
3. Introduction of Board Members, ACC, Accounting and Landscape Manager
4. Open the Board Meeting
 - a. Election of New Board Members – Mark Noll, Registrar
 - i. Nominations
 - ii. Discussion
 - iii. Vote
 - b. Close the Board Meeting
5. Neighborhood Watch Report
6. State of the Neighborhood

Tot Lot	Monuments	Lawn	Property Mgmt Firm
Irrigation System	Drain Ponds	ModRequests	
Tree Replacement	CC&R Enforcement	Mailboxes	

7. Landscape Report
8. Past Due / Collections
9. Actual Results 2014
10. Preliminary Budget 2015
11. Capital Expenditures Budget 2014
12. Announce Board Election Results
13. Call for Volunteers
 - a. March Work Party for Neighborhood Clean up
 - b. Locking Mailbox Conversion
 - c. Neighborhood Watch
14. Adjourn