

Amended: 05/05/2015 APPROVED - CRHOA Board Minutes for 5/05/15

Crystal Ridge Board Meeting

Tuesday, May 5, 2015

Board Members Attending:

Mark Crawford, Fred Herber, Peggy Kloes, Eric Pedersen

Committee Members Attending:

Landscape Manager Fred Herber

Homeowners Present:

None

Proceedings:

Scheduled Board meetings:

May 5, 2015 (Tue) – Board Meeting

June 2, 2015 (Tue) – Board Meeting

July 7, 2015 (Tue) – Board Meeting

August 4, 2015 (Tue) - Board Meeting

September 1, 2015 (Tue) - Board Meeting

October 6, 2015 (Tue) - Board Meeting

1.Approval of Minutes – April 7, 2015, minutes tabled. Board members will read and approve via e-mail.

2.CCR Enforcement – A tracking system for CC&Rs violations (categories: vehicle, painting, trash cans, landscape, other) was created after the April meeting. Eric P. has begun canvassing the neighborhood for violations. As of May 5, 2015, 36 violation notices have been sent to homeowners; there are an additional 10 to be sent pending more information. Eric will continue to canvas and also recheck those who were notified for resolution. If the violation has not been resolved on re-check, a second notice will be sent and if not remedied in 7 days, the homeowner will be fined.

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Prior to the June meeting a policy and fine system will be created. The new policy will include a varying fine scale for violations and tree height restrictions will be added for those with protected views.

***Amended:** Final invoices for HOA dues will be sent the first week of June. If not paid by June 30, 2015, delinquent accounts will be assigned to a collection agency in July and an additional \$250 administration fee will be charged. Homeowners have the option to pay in 3 installments (1/3 in June, October, and December). If the installment option is chosen, there will be a one-time \$100 administration fee.

Mark C. updated the Board on the status of the Archambeau tree topping situation and will send a formal letter and invoice for \$3,000.

3.Neighborhood Watch - We are waiting to hear from the city about the signs.

4.Management Company - The Board will continue to examine the possibility of hiring a property management firm.

5.Newsletter - A newsletter will be sent to all homeowners in June outlining the new fine system.

6.Budget - There will be a budget update by the June Board Meeting.

7.Crystal Ridge Yard Sale - Set for May 29, 30, and 31, 2015. No second sale in July.

8.Meeting adjourned - 8:00 PM

Action items –

1.Eric P. — Continue to canvas neighborhood for violations and check those who were notified of violations for remediation. Also, check foreclosed homes on 20th and 15th for information and address of responsible parties. Send list of additional violations to Board.

2.Mark C. — Send Archambeaus formal letter and invoice.

3.Peggy K. — Work with Eric P. and Mark C. to record violations and send notices.

4.Fred H. — Followup on Neighborhood Watch signs.