

**Crystal Ridge Board Meeting
September 1, 2015**

Board Members Attending:

Fred Herber, Erik Pedersen, Peggy Kloes, Tim Evans

Committee Members Attending:

Fred Herber, Landscape

Tim Evans and Jennie Slack, ACC

Homeowners Present: Steve Kelley

Proceedings:

Scheduled Board meetings:

October 6, 2015 (Tue) - Board Meeting

November 3, 2015 (Tue) - Board Meeting

December 1, 2015 (Tue) - Board Meeting

January 19, 2016 (Tue) - Annual Homeowner's Meeting

February 2, 2016 (Tue) - Board Meeting

1. Approval of Minutes – August 19, 2015, minutes are to be amended and approved via e-mail.

2. Violation Enforcement Policy - The Board approved posting the Violation Enforcement Policy to the CR HOA website and allowing for time for homeowners to review and send comments. Fred will send postcards to all homeowners informing them that we will be adopting this policy at the October 6, 2015, Board Meeting and after recording, the Board will begin enforcing the policy. Fred will also contact Mark Noll and ask him to post the policy on the website.

3. Violations - Rose Wagner's house at 4001 Crystal Ridge Drive SE is still in non-compliance. Ashleigh Love, granddaughter, submitted a mod request to repair and replace fencing and the cutting of a tree in the front of the house; however, there was no timeline for cleaning up the landscaping. Fred said that, if needed, the CCRs allow the Board to go on the property, clean up the landscaping, and charge the homeowner up to 5% of the assessed value of the property.

APPROVED AMENDED - CRHOA Board Minutes for September 1, 2015

By the next Board meeting, October 6, 2015, Tim will research the value of the property and we can send a letter and final notice for cleanup.

Steve Kelley lodged a formal complaint (via e-mail) and also spoke about his concerns about the non-compliance of the home located at 4041 Crystal Ridge Drive S.E. We assured him that we have sent several notices to the homeowners and have been ignored. There will be more incentive to comply with the CCRs after we have adopted and recorded the Violation Enforcement Policy.

4. ACC - Jennie S. needed signatures on hard copies of mod requests. Also, Jennie will contact Ashleigh Love, Rose Wagner's granddaughter, regarding the mod request she submitted for her grandmother's property. The Board needs a timeline for cleaning up the landscaping (weeding, getting rid of trash, lawn mowing, etc.) before approval is given for the full plan which includes new fencing.

5. Landscape - Bids were received from JAC Landscaping for improving Tot Lot (\$9,071.20); Monuments landscaping (\$1,746.24 each); 19th Street Round-about area (\$4,278.56); pond area on 34th Street (\$4,569.60); pressure wash all monuments and seal brick monuments (\$3,481.60); and pond area on Crystal Ln. Lp. SE (\$4,678.40). Board members are to review and forward comments/approval to Fred. Fall is optimum time for planting and a decision on some or all of these projects need to be made.

Irrigation water will be turned off this week (week of September 1, 2015).

Meeting adjourned at 8:00 p.m.