

**Crystal Ridge Board Meeting
October 6, 2015**

Board Members Attending:

Mark Crawford, Fred Herber, Tim Evans, Peggy Kloes

Committee Members Attending:

Fred Herber, Landscape

Jennie Slack, ACC

Homeowners Present:

61 residents representing 47 homes

Scheduled Board meetings:

November 3, 2015 (Tues.) - Board Meeting

December 1, 2015 (Tues.) - Board Meeting

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

February 2, 2016 (Tues.) - Board Meeting

March 1, 2016 (Tues.) - Board Meeting

Meeting scheduled for Monday, October 12, 2015, Library Board Room, for the purpose of creating a committee of homeowners to review R&Rs.

Proceedings:

1. Approval of Minutes – September 2, 2015 minutes to be approved via e-mail.

2. Status of insurance claim - Fred reported the estimate to repair the Janell Estates monument is \$14,000; it was plowed into by a DUI, uninsured motorist. HOA insurance will cover the cost of repair/replacement; however, it will be 1 to 2 months before work begins and will probably be completed by Christmas. HOA had immediate cleanup done to remove trees and debris from roadways for safety and ease of commuting. The insurance company disputes the cost of the cleanup saying some of the work was done on neighboring property. HOA believes it was the appropriate thing to do.

3. Landscape update -

Status of tree replacement:

- trees that were damaged during the last ice storm have been replaced
- the City of Puyallup governs which trees to replace; where they must be placed; and the type of tree that can be used.
- there are 50 to 100 trees that need to be removed and replaced to comply with city code; it is approximately \$250 to replace only and about \$700 to remove and replace.
- trees were extremely stressed this year; however there is no budget to replace all trees.
- the irrigation system needs fixing and sprinkler heads must be replaced with a new, more water-efficient model that will save 1/3 of current water use (about 10,000 gal/yr).

Tot Lot:

- We have already received bids to update the tot lot, including some new landscaping.
- A homeowner asked if there could be lighting at tot lot; however, it already attracts some unwanted visitors at night and this will only add to the problem

Landscape contract:

- 2016 contract is going out to several bidders

Recommended Landscape projects:

- proceed with Tot Lot update
- redo monument landscapes and repair monuments
- replace hedges at CLL and 34th retention ponds (city maintains ponds)
- replace all irrigation heads - \$28,000

Parking strips:

- Residents of the Estates are assessed approximately \$200 more per year for parking strip irrigation and maintenance.
- Residents of the Classics are required by the CC&Rs to water and fertilize the parking strip in front of their homes.

4. Presentation - Mark presented a visual overview of need for Rules and Regulations along with answers to questions submitted by homeowners during the comment period

A comment period was opened for attendees. Some of the objections to the R & Rs were:

- No automatic fining on any item

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- R & Rs are not needed since they duplicate CC&Rs - “nit-picky”
- “Do not include dog barking”; doesn’t bother this speaker
- Want solutions for speeding; Fred replied that he is working with city on traffic-calming.
- Wants something more strict for dogs off-leash.
- Why bother with R&Rs because a certain number of people will never comply.
- Rules make the neighborhood unfriendly—more like a police state.
- Do not duplicate City Code
- Rewrite in a different language (ed. note: think he meant more friendly language)
- Homeowners need more time to review
- Object to “required to roll hose”
- Strenuously object to fine for window AC
- Strenuously object to fines for toys and/or basketball hoops, soccer nets

5. Volunteers—Mark asked for 5 volunteers to act as a review committee for R&Rs. Nine people volunteered.

Addendum after meeting: We were notified by Heather Miller of the Puyallup Library that we had “. . . . more people than you may have anticipated. **Please note that the Board room has a maximum capacity of 16 people for fire code reasons.**” In the future we may not have more than 16 people attend at any time while using the Board Room.

Meeting adjourned at 9:05 P.M.

Addendum:

**CR HOA Ad Hoc R&R Committee Minutes
October 12, 2015**

Board Members Attending:

Fred Herber, Peggy Kloes

Committee Members Attending:

Fred Herber, Landscape

R&R Committee Members Present:

Clyde Priddy, Judy Payne, Ron Perry

Proceedings:

1. Purpose of the Committee - Review Rules and Regulations document and make suggestions to improve.

2. Discussion - General consensus by committee members that people do not read CC&Rs; therefore, they were shocked when they received information about R&Rs and fines. Language of the R&Rs is abrasive and needs to be toned down. One member objects to having the neighborhood checked every two weeks and thinks this is an invasion of privacy. Believes that if one just talks to one's neighbor, these violations would be taken care of. An opinion was expressed that not every one was notified in a timely manner and some people are never notified about issues, etc. Believes a short form document, i.e. CC&Rs chapter summary, should be provided to buyers so they would know what CC&Rs are for and where to find items within the document.

Fred explained that many different avenues have been used to notify homeowners, including email, newsletters, postcards, and letters. Also, there have been visits door-to-door. All of which have mostly been ignored. Therefore, the HOA Board thought that the CC&Rs needed to have "teeth" added. He also pointed out that we have had quite a few complaints by residents this year and all are covered in the R&Rs. He informed the committee that the By-Laws allow the HOA Board to enact these rules and fines.

Peggy pointed out that a Board member has been inspecting the neighborhood twice a month for the past 6 months. Violation notices were sent and there are about 13% of the 300 homeowners who are chronic offenders.

3. Suggestions for changes - It was suggested that the committee proceed page-by-page through the R&Rs document.

(a) Page 1 - A. General: Objection to language, especially leaving all to “Board’s discretion”. Clyde Priddy will rewrite and forward to the Board.

(b) Page 2 - #2) Exterior Upkeep & Yards: Objection under a) “play objects such as bicycles, basketball hoops, nets or other yard toys. . . .” Judy Payne will rewrite and forward to the Board.

(c) Page 4 - #6) Window Air Conditioning Units: Eliminate the wording “can be viewed from any street” and replace with “Window air conditioning units are not permitted on the front of any house.”

(d) Page 6 first paragraph - Notice of Violation: Leave out the phrase “in its discretion” in first sentence. Change 10 business days to 15 business days.

(e) Page 9 - Exhibit B - Fine Schedule: Fine for Building & Improvement Maintenance - leave out “per occurrence”. Opinion was that this would allow for someone to pay \$100, not fix the problem, and could never be fined again. Needs to be tied to language on page 6 under Notice of Enforcement Fines.

Add View **Protection** Violation since only a certain number of lots actually have view protection.

What does **other** mean? Define.

4. Suggestions related to CC&Rs -

(a) Suggest that there be a chapter summary for CC&Rs so that homeowners can find information and better understand the document.

(b) Suggest that CC&Rs be revised. It was pointed out that a majority of homeowners must approve any change to CC&Rs.

(c) Would like to have a Neighborhood Directory with all 300 homeowners listed.

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- (d) Need more advisory committees.
- (e) Suggested that the budget be posted on the CR HOA website.

5. Actions -

- (a) Ron Perry will write chapter summary for CC&Rs and forward to the Board.
- (b) Ron volunteered for the ACC.
- (c) Judy Payne and Clyde Priddy will each rewrite a paragraph of the R&Rs as noted above.

Meeting adjourned at 9:00 PM