

**Crystal Ridge Board Meeting
November 3, 2015**

Board Members Attending:

Mark Crawford, Fred Herber, Erik Pedersen, Peggy Kloes

Committee Members Attending:

Landscape, ACC: Fred Herber

R&R: Dennis Hogenson, Clyde Priddy, Judy Payne

Homeowners Present:

Beth Arias

Scheduled Board meetings:

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

Proceedings:

1. Approval of Minutes – September 2, 2015 and October 6, 2015 minutes approved.

2. Status of insurance claim - The insurance claim for the damage to the the Janell Estates monument was settled for \$7,500.

Beth asked about replacement of the tree that was hit on 15th and Highlands Blvd. Fred said that we will need the police report before we can file a claim with the insurance company.

3. Liability insurance - Need to “shop” for new liability insurance.

4. Landscape update - Fred reported there are five different bids out for the 2016 landscaping contract for common areas and we should have them before Thanksgiving. Specs also included lime treatment, 3 moss applications and 4 applications of fertilizer. Presently, we are paying about \$55,000 per year and it is likely there will be an increase to about \$60,000 per year. Fred will send copy of bids to Board before December 1st meeting for a vote.

Projects - The Board approved spending \$20,000 for the following projects. Bids were previously obtained from JAC for the work.

- (1) Clean and re-landscape monuments.
- (2) Crystal Lane Loop retention pond—replace hedge, add 4 trees and redo irrigation.
- (3) 34th Street retention pond—add irrigation and 4 trees.
- (4) Refurbish and re-landscape Play Lot on Amber Blvd.
- (5) 19th Street cul-de-sac—re-landscape and fix irrigation.

It was decided to wait until spring of 2016 to replace the irrigation system's worn-out sprinkler heads with a more water-efficient model (cost about \$28,000). Sections of the system will be delineated and bids will be obtained per section.

5. Rules and Regulations - The R&Rs were reviewed and the provision that provided for an automatic fine for trash cans left in the street was removed. Trash cans in the street will be subject to the same regulations as any trash can left in view of rights-of-way; i.e. after trash pickup day, they must be stored behind a fenced area.

The provision to “maintain the mow (parking) strips in a green and park-like condition” was removed; however, it is still up to the homeowners in the Classics to maintain the parking strips by watering and fertilizing. A request was made to research alternatives to grass parking strips.

The provision regarding basketball hoops has been changed to fine for those “basketball hoops located in any street” only.

It was suggested that a provision be added to the R&Rs that they will expire October 1, 2016, if not renewed by a vote of the Board.

6. Annual Dues and Newsletter - The Board, by a vote of 3 (for) and 1 (against), approved an annual dues increase of 10% to begin in January 2016. Dues notices and an annual newsletter will be mailed to all homeowners in December 2015. **Annual HOA dues are payable by January 31, 2016. Late fees begin accruing on February 1, 2016.**

7. Committees - Volunteers are needed for the following committees: Welcome Baskets, National Night Out, Neighborhood Watch, and spring cleanup.

8. Communications - The Board communicates with homeowners in a variety of ways; (1) a newsletter one or two times per year; (2) a website that has access to the full text of CC&Rs, R&Rs, By-laws, monthly Board Minutes, dates of Board and Annual HOA meetings, Q & A section, neighborhood alerts; (3) an e-mail distribution list; (4) Facebook; (5) Welcome Baskets; and (6) special event postcards.

It was requested that e-mail reminders be sent to homeowners 2 days before Board meetings and the annual HOA meeting.

Meeting adjourned at 9:40 P.M.