

**Crystal Ridge HOA Annual Meeting
January 19, 2016**

Board Members Attending:

Mark Crawford, Fred Herber, Erik Pedersen, Peggy Kloes, Tim Evans

Committee Members Attending:

Fred Herber, Landscape, ACC

Jennie Slack, ACC

Tim Evans, ACC

Ron Perry, ACC & R&R

Clyde Priddy, R&R

Judy Payne, R&R

Dennis Hogenson, R&R

Website and Email Manager: Mark Noll

Homeowners Present: 19

Guest: Lisa Isaacs, Crime Prevention Coordinator, Puyallup Police Department

Scheduled Meetings:

February 2, 2016 (Tues.) - Board Meeting

March 1, 2016 (Tues.) - Board Meeting

April 5, 2016 (Tues.) - Board Meeting

May 3, 2016 (Tues.) - Board Meeting

June 7, 2016 (Tues.) - Board Meeting

Proceedings:

1. Approval of Minutes – Minutes for December, 2015, Board Meeting approved.

2. Election of New Board Member - Nominations were opened for the two open Board positions. Blaine Powell nominated Vanda Powell. Peggy Kloes seconded the nomination. There were no other nominations. Since there was only one person nominated, it was agreed to suspend a written ballot vote and Vanda Powell was unanimously elected by a show of hands.

3. State of the Neighborhood - A number of homeowners have expressed concern about the amount of crime in the neighborhood. There have been several break-ins (one at 3:00 PM) and car prowls. The burglars are watching for homeowners to leave and then breakdown the front door to gain entry.

Vance Butler spotted a transient in the trees along 15th. He spoke with Officer Bennett of the Puyallup PD and was informed that there is a homeless encampment along the trail from Sumner to Orting and transients can easily make their way to Crystal Ridge. It was suggested that the trees along 15th from the first speed bump to 3702 be trimmed from the base of the tree up to increase visibility within the area—"Crime prevention through environmental design".

Lisa Isaacs of the PPD spoke to the homeowners and again reminded us of the importance to establish a Neighborhood Watch and get out and talk to our neighbors. Further,

- * increase visibility and remove opportunities for hiding on property; turn on outside lights
- * if you see suspicious activity call the Puyallup Police Department
- * use locking mailboxes; unlocked boxes attract crime
- * shred junk mail and anything with your address on it—DO NOT recycle anything with an address on it
- * track packages via UPS, Fedex, or USPS websites so that you will be home when delivery is made; DO NOT leave packages at your front door
- * do not post your whereabouts on Facebook; this is an open invitation to the bad guys when you are away
- * put gravel or plants such as Barberry under windows
- * be mindful of noises outside your house at night
- * install outdoor cameras with good night vision.

***Please check the Crystal Ridge website @CrystalRidgeHOA.org and click on CR Watch for these and more valuable tips to protect your home.**

Ms. Isaacs also said that homeowners who live within a quarter mile radius of a sex offender will be notified. We may inform our neighbors, however, the law prohibits copying and posting flyers.

4. Landscape — Fred reported there were 7 bids sent out for the 2016 landscaping contract and 3 responded. JAC was again selected. The new contract is for \$60,000 with a third moss control treatment, aeration, and more lime treatments. Monument landscaping has been completed and some of the fencing was replaced; however, more fencing near monuments needs to be replaced. A new metal sign is being made for the Janell Estates entrance and will be installed within the next 2

months. The irrigation system is aging and needs attention. Sprinkler heads are slated to be changed this year and will be more water efficient.

5. ACC — There are presently no modification requests, but 2 homes still need attention.

6. R & R — The Rules and Regulations were passed at the December 1, 2015, Board meeting and homeowners were given a 15 day notice via the CR newsletter. Fine notices will be going out in February. The hope is that people will comply with the CC&Rs and we never have to collect a fine.

7. Budget — Mark Crawford presented the 2015 Budget vs. Actual budget. Revenue: 35% from Estates and 65% from Classics.

- Property liability insurance will be rebid this year.

- Past due fees are sent to a collection agency and they own the account. The collection agency fee is approximately 50% of any collection. If still uncollected, the agency files a lien on the property. In certain circumstances, the Board will consider a payment schedule, but if the schedule is not met the account will be sent to a collection agency.

- This year we had legal services for drafting the Rules and Regulations.

- Water usage to irrigate was up about 20% due to the drought. Risers and heads will be replaced in 2016 and will be more water efficient.

- 51 trees were replaced this year with root barriers to prevent encroachment on sidewalks.

- More gator bags were purchased this year for young trees; current inventory about 100 bags.

- Monuments were cleaned and re-landscaped; irrigation was added to Crystal Lane Loop pond landscaping.

Proposed 2016 budget is approximately \$160,000 with the actual budget closer to \$151,000 (factoring in uncollected dues). The collection agency fees will be about \$4,000. The basic landscape fee will increase for 2016 and more will be budgeted for irrigation water.

25% of the total budget is held in reserve and there may be about \$2,400 excess reserve to do more projects.

After the Board has approved the 2016 Budget, the budget (minus some details such as contract costs), will be posted on the Crystal Ridge HOA website.

8. Miscellaneous — In November the city placed counters on some streets in order to decide where to stripe and where to put stop signs. The count should be back in February.

Alert: The city is widening Shaw Road from Crystal Ridge Drive to 39th Street and that portion of the road will be closed all summer.

9. Volunteers Needed —

- (1) For a Saturday clean-up work party (usually held in March);
- (2) Block Captains for Neighborhood Watch (about 10 to 12 homes throughout the community);
- (3) To organize the National Night Out in August;
- (4) To help inspect the neighborhood for violations twice each month.

Meeting adjourned 9:05 p.m.