

**Crystal Ridge HOA Board Meeting
Tuesday, March 1, 2016**

Board Members Attending:

Mark Crawford, Fred Herber, Peggy Kloes, Vanda Powell, Tim Evans

Committee Members Attending:

Fred Herber, Landscape, ACC
Ron Perry, ACC, R&R

Website and Email Manager: Mark Noll

Homeowners Attending:

Kelly Loney
Blaine Powell
Mark Luker

Scheduled Meetings:

April 5, 2016 (Tues.) - Board Meeting
May 3, 2016 (Tues.) - Board Meeting
June 7, 2016 (Tues.) - Board Meeting
July 5, 2016 (Tues.) - Board Meeting
August 2, 2016 (Tues.) - Board Meeting
September 6, 2016 (Tues.) - Board Meeting

Proceedings:

1. **Approval of Minutes** - February 2, 2016 minutes approved via email.
2. **Landscape** - Fred reported that lime, fertilizer and moss treatments are to be applied within the next few weeks depending on the weather. Mowing of parking strips will begin in March.

New fencing was installed at the estates entrances on Crystal Ridge Drive and Crystal Lane Loop. It will be stained when weather permits.

New irrigation upgrades (risers and heads) will be installed beginning about mid April at a cost of approximately \$21,000. According to the manufacturer of the equipment, we should save about one-third of our water costs.

Twenty-five of the worst trees—those that impact the sidewalks—will be replaced at a cost of about \$18,000. The city will not repair sidewalks where tree roots are causing damage.

The replanting of the island on 19th Ct. will be deferred.

Budget impact of these projects will decrease the reserve to approximately 20% of total revenue.

3. Neighborhood Cleanup-February 27, 2016 - 14 residents came out to help with the effort. Mark Noll and Dale Meints cleaned moss from all mail box roofs. Brush was cleared in the 34th Street retention pond; brush cleared from Crystal Ridge Drive; did not have time to clean Crystal Lane Loop pond; and some residents had brush to chip. In addition to Mark and Dale, additional workers included Mark and Ann Crawford, Fred Herber, Tim Evans, Ron Perry, Rochelle Atkins, Al Sullivan, Jim Rubert, Debbie Patterson, Ashleigh Love plus Nick and Archie.

Thank you to all those who participated. It was a successful weekend.

4. Violations - Board members continue to work with residents of the home on Crystal Ridge Drive to correct landscape and deferred maintenance.

There are at least two view violations in the neighborhood. The process for resolving view problems needs to be reviewed. The Rules and Regulations included fines for view violations; however, according to the CC&Rs the burden of trimming offending trees is on the homeowner whose view is impacted. Two questions need to be considered: (1) what happens if the offending party sells and the violation still exists; and (2) what happens if the impacted homeowner sells?

Mark Luker presented pictures and a complaint about a landscaping problem next door to his home. The homeowner in question had already submitted a mod request for redoing the landscape and a brick walkway.

5. Workshop and Welcome Baskets for New Homeowners - A proposal was presented by Peggy to create a workshop for homeowners new to Crystal Ridge one or two times each year. Topics would include navigating the CC&Rs and the R&Rs; Neighborhood Watch and National Night Out; landscaping issues; what the HOA is responsible for vs. what falls under the city's purview. Welcome Baskets could be given to new homeowners at this time.

6. Job Descriptions for Board Officers and Staff - Policy needs to be drafted outlining job descriptions for officers and staff to maintain transparency and disclosure. Comments would be via email.

7. Suggestions - Kelly Loney suggested the CC&Rs be rewritten for better understanding and to eliminate outdated verbiage. One problem is cost. Legal cost for the amendment for roofing in the estates and for the Rules and Regulations policy was about \$5,000.

Meeting was adjourned at 9:01 PM