

**Crystal Ridge HOA Board Meeting
Tuesday, May 3, 2016**

Board Members Attending:

Mark Crawford, Fred Herber, Peggy Kloes,

Committee Members Attending:

Fred Herber, Landscape, ACC

Kevin and Kelly Loney - Co-Chairs CR Ad Hoc Security Committee

Homeowners Attending:

Al Sullivan

Scheduled Meetings:

June 7, 2016 (Tues.) - Board Meeting

July 5, 2016 (Tues.) - Board Meeting

August 2, 2016 (Tues.) - Board Meeting

September 6, 2016 (Tues.) - Board Meeting

October 4, 2016 (Tues.) - Board Meeting

November 1, 2016 (Tues.) - Board Meeting

Proceedings:

The Board met without a quorum thus could not conduct official business that may have otherwise required a vote.

1. Minutes - Minutes for April 5, 2016, were read and will be approved via email.

2. View Violations Update -

Sanders: Home was foreclosed. Trees that were blocking the neighbor's view have been trimmed to the top of the fence. 2016 dues were current; when sale closes the bank will want a pro rata refund.

Able: A fine enforcement letter will be sent to Stacy Able since she has still not complied with the CC&Rs.

4. Property Management Company - Mr. Sullivan asked why hire a property management company and is there a plan in place to fire them if they are not performing?

Mark Crawford provided the following explanation:

Vista Property Management firm:

- will replace our current bookkeeper who wishes to retire in Dec '16 (paid position)
- will replace our current landscape manager (paid position)
- will take on the 2x monthly violations inspections. (The R&R committee and the Board will continue to review, monitor and staff the appeals committee.)
- brings a professional management staff that is constantly trained in the rules and laws of homeowners associations
- has technology for billing and homeowner access to their dues accounts
- provides an in-house collections solution that returns more of the past due
- provides best in class advice to the Board and the homeowners regarding legal duties, communications and management.

Crystal Ridge is the largest self-managed HOA in the area. Others have property manager.

We expect that with these duties taken on by Vista the Board will be able to invest more time in the community than on day to day matters.

The Board expects that more homeowners will serve on the Board with less day to day issues and conflict resolution issues to manage.

This will be a one year agreement and will be reevaluated prior to renewal, if any.

The Board's expectations must be clearly communicated to the property management company with continual monitoring.

5. Landscape - JAC will begin upgrading the irrigation system; materials are ready. The new heads will save water. We may have to begin watering earlier than usual because of a lack of rain; there are areas where parking strips are showing stress already.

6. Violations - A letter was sent to the Puyallup PD and the red 300 ZX that was left in the same spot on 19th Ave. Ct. for 3 months was removed.

Since January 1, 2016, 100 homeowners have been cited for violations (9 received 2 or more notices) with a total of 113 violations. Six were sent fine enforcement notices and paid a total of \$250.00 in fines. The rest corrected the violations within the compliance period. There are 7 appeals pending.

Notices of Enforcement of Fines (with fines due by May 17, 2016) are being sent to Pedersen, Able, and Brandon.

A notice is being sent to Wagner via certified mail for a landscape violation that has been pending for at least 3 years.

A tow notice was delivered to Phelps for the off-road vehicle parked on the grass beside the house.

7. Crystal Ridge Ad Hoc Security Committee - the following was submitted by Kelly and Kevin Loney:

Status Update for May 3rd Board Meeting:

The committee was renamed Crystal Ridge Security Committee to differentiate it from the Block Watch committee.

We reviewed the list of ideas provided by the board, categorized them and are evaluating feasibility before the May meeting.

Feasibility evaluation:

Blaine is looking into private security patrols 1-2 times / month – cost.

Kevin is looking into feasibility of neighborhood cameras.

Kevin also is looking into feasibility of gated community.

Neighborhood Night Out Education: (tentatively scheduled for Tuesday, August 2, 2016.)

Suggested information tables and materials for homeowners:

- *Police materials provided by Lisa Isaacs such as Neighborhood Watch; protecting your home*
- *Information about the homeless in the community*
- *Greenbelt paths / clearing info*
- *Locking mailboxes*
- *Motion sensor lights*

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- *Painful landscaping ideas (i.e. barberry, holly, Oregon grape) under windows for security*
- *Landscaping for visibility*
- *NextDoor.com*

Neighborhood Night Out Vendors – ideas, not secured yet:

- *Comcast (home security) – Kevin to look into*
- *Vanda Powell sells tasers and pepper spray for women*
- *Ice cream or other food truck*

Neighborhood Night Out Planning:

- *Kelly got us on the list - we're first on the Police Dept's list for the event*
- *The police are still planning, and to accommodate all they may do some / all on Saturday after Neighborhood Night Out...more to come.*
- *Kelly is trying to contact the Highlands to see about hosting the event in their park.*
- *Kelly requested closure of 15th but we can't close 15th for the event (fire dept, per Lisa Isaacs)*
- *Blaine is going to contact the police department for the best things to do for the event.*
- *Possible fun activities: Archery (Kelly); Bouncy House (Joe); Raffle for something... maybe one of the vendors would provide?*

Need NNO advertising for the community. Ideas?

Meeting Adjourned: 8:15 PM