

**Crystal Ridge HOA Board Meeting
Tuesday, October 4, 2016**

Board Members Attending

Mark Crawford, Tim Evans, Peggy Kloes, Erik Pedersen

Committee Members Attending:

Ron Perry, ACC, R&R
Kelly Loney, Ad Hoc Security Committee

Vista Representatives:

Cherie Klapp

Website Manager:

Mark Noll

Homeowners Attending:

Igor Bulanov, Marcus Rawley

Scheduled Meetings:

November 1, 2016 (Tues.) - Board Meeting
December 6, 2016 (Tues.) - Board Meeting
January 17 or 24, 2016 (Tues.) - Annual HOA Meeting *
February 7, 2016 (Tues.) - Board Meeting **
March 7, 2016 (Tues.) - Board Meeting **

*Tentatively scheduled for Puyallup Library North Room—will confirm when Library software is fixed.

**Tentative due to Library software glitch. (All Board Meetings are scheduled for the Library Board Room.)

Proceedings:

- 1. Minutes** - Minutes for August 23, 2016, were read and approved.
- 2. Entrance Monument** - The HOA has requested that the City of Puyallup compensate the HOA for the cost of the monument and the easement in the amount of \$124,000. The City will obtain 2 bids and submit an offer to the Board. The City's proposal is not yet ready.

3. Homeowner report/request - Marcus Rawley had something very large break through his backyard fence and knock it down.

Igor Bulanov presented roofing samples for his roof modification request. ACC will decide on type of roofing that may be used.

4. Landscape - JAC is still tweaking the irrigation system.

- Water will be shut off soon.
- JAC needs to double the amount of weed control, fertilizer, and moss control for next year.
- HOA pays for irrigating the parking strips for the Estates and along the entrances to Crystal Ridge and the Janell Estates.
- Homeowners are required to irrigate strips in the Classics.
- Letters will be sent to homeowners where the grass has died on the parking strips adjacent to their property.

5. Violations - Cherie Klapp reported that 13 violation notices were sent in September; several homeowners were sent fine notices. Cherie will begin twice monthly inspections.

6. Rules and Regulations - The revisions to the Rules and Regulations were sent to Board members prior to the meeting. Those changes are:

- Flat fine—no per day.
- An automatic fine for the second, third, etc., violation of the same type—no 15 day compliance period on 2nd violation of same type.
- Compliance period changed from 15 days to 14 days; if homeowner needs more time to comply they can file an appeal.
- Window AC units changed to \$100 per each occurrence
- Vehicle storage changed to \$250 per each occurrence
- Damage to common areas \$1,000 per each occurrence

Tim made a motion to accept the changes to the R&Rs; Erik seconded; 4 votes to approve changes; 0 no.

7. Tot lot - No report at this time.

8. Vista Report -

- Accounting still in transition; continuing to check through receivables.
- Will have an updated accounting report by November meeting.

9. Budget - Will need past due list from Vista and number of HOA dues still uncollected.

10. Capital Expenditures 2017 -

Tree replacement	\$ 25,000 *
CRD Monument Replacement	100,000 **
Play Lot	20,000 (over a 2-year period)
Play Lot Maintenance	2,500
19th Street Roundabout	<u>10,000</u>
Total	\$159,000
** City Reimbursement	124,000

*Tree replacement priorities: (1) Trees damaged in ice storm (most have been replaced already); (2) sidewalk impact; (3) line of sight; (4) hydrant impact; (5) diseased trees.

11. Security Committee - Kelly Loney reported that the Security Committee was charged with (1) recommending security options for the neighborhood to the Board; and (2) planning National Night Out.

Security recommendations to consider are:

- (1) Hire off-duty policemen to patrol the neighborhood for 3-hour periods (best option early A.M.) at \$76 per hour.
- (2) Limb trees in greenbelt areas to 10 feet and cut vegetation to curtail camping by transients and decrease fire danger.

The committee also explored other options: (1) possibility of gating which is not allowed because we have city streets; (2) encourage homeowners to install security cameras; and (3) encourage all homeowners to get locking mailboxes.

APPROVED - CRHOA Board Minutes for October 4, 2016

National Night Out had approximately 90 attendees with 11 volunteers coordinating the 5 vendor/information tables, archery, badminton, and refreshments (ice cream bars).

NNO was a success and the Board thanks all volunteers who helped in the planning and running the event.

Highlands would like to join Crystal Ridge next year. Suggestions range from having it on a Saturday to making it a social event with food and activities.

12. Miscellaneous -

- We need volunteers to again plan NNO
- Newsletter to go out with HOA dues notices in December
- Need Volunteers to serve on the Board

Meeting adjourned at 8:45 P.M.