

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

Board Members Attending

Mark Crawford, Fred Herber, Peggy Kloes, Vanda Powell

Committee Members Attending:

Ron Perry, ACC, R&R

Vista Representative:

Cherie Klapp

Website Manager:

Mark Noll

Homeowners Attending:

Stan and Joan Cross

Scheduled Meetings:

All meetings are scheduled from 7:00 - 9:00 PM; Board meetings are held in the Puyallup Library Board Room

December 6, 2016 (Tues.) - Board Meeting

January 31, 2017 (Tues.) - Annual HOA Meeting - Library North Room

February 7, 2017 (Tues.) - Board Meeting

March 7, 2017 (Tues.) - Board Meeting

April 4, 2017 (Tues.) - Board Meeting

May 2, 2017 (Tues.) - Board Meeting

Proceedings:

1. Minutes - Minutes for October 4, 2016, were read and approved.

2. Entrance Monument - Marge Bailey presented a verbal offer of \$77,063 from the City—\$74,498 to replace the monument and \$2,565 for the easement. The valuation for the easement was a market analysis (not an appraisal) using \$6.90 to \$7.93 per sq. foot for the analysis.

The Board was not satisfied with the offer and discussion included:

- Counter to the City requesting that they purchase an easement on the NE corner of Crystal Ridge Drive and Shaw Road so that the HOA could build a split monument on each corner.
- Ask to see the City's 2 bids for replacing the monument.
- Wait until the City submits an offer in writing.

3. Landscape -

- JAC finished the irrigation system and Fred did a walk-through with them. They still need to map the system.
- JAC submitted a bid to Fred for landscaping services for 2017 which was the same as 2016—\$5,513.30 per month including tax.
- Fred will send the specs for landscaping to Vista and Vista will send out for additional bids.
- JAC also presented a bid to replace 25 trees for \$20,971.20.
- A question was raised about the types of trees that are used. The City requires that 4 different types of trees be used. Among those used in Crystal Ridge are Sunset Maple and dogwood plus two others.
- The lighting at the monuments to the Estates needs to be replaced at approximately \$500 per each of the 4 monuments or a total of \$2000. It will be replaced with LED lighting.

4. Violations - Vista is inspecting the neighborhood the first and third Mondays of each month. Cherie reported that a homeowner has questioned being fined for not keeping the sidewalk clear of debris. The City of Puyallup's Municipal Code requires homeowners to keep the sidewalks clear.

11.20.040 Abutting owner's responsibility for maintenance.

It shall be the duty of the owner or occupant of abutting property to keep the sidewalk, curb, gutter, parking strip and any driveway access the same in good repair at the owner's own expense, and to remove or correct any condition which renders any such sidewalk, curb, gutter, parking strip or driveway unsafe or unfit for use, including snow, ice, or obstruction of any kind, natural or artificial. (Ord. 2373 § 5, 1993; Ord. 1666 § 1, 1975).

5. Rules and Regulations Policy Status - The Amended and Restated R&Rs were approved by the Board at the October Board Meeting. The amended R&R Resolution was presented to the Board to extend the R&Rs to December 31, 2017. Mark C. made a motion to accept the amended Resolution, Fred seconded, 4 yes; 0 no. Resolution approved. Board members in attendance signed and dated the

Approved - CRHOA Board Minutes for November 1, 2016

Resolution. The R&Rs and the Resolution will be posted to the Crystal Ridge HOA website.

There was a clarification of the view protection provided by the CC&Rs. The Covenants require that homeowners who have trees blocking protected views must keep the trees, shrubs, etc. trimmed to a height of 6 feet. Any homeowner whose view is blocked may, with the offending homeowner's permission, enter the property and trim the trees at their (the one whose view is blocked) expense. The R&Rs provide that an offending homeowner may be fined \$100 per day for having trees that block a protected view and not permitting the trimming of the trees.

6. Tot lot - No report at this time.

7. Budget -

- Vista will provide a cash balance for January 1, 2017, for planning the 2017 budget.
- Currently the HOA has a cash balance of \$108,000 with outstanding invoices of \$42,500.
- There will be no dues increase for 2017.
- Overdue accounts will be sent to collection at the end of 2016.
- Board members discussed adding collection fees (an administrative fee) to the amount overdue homeowners must pay. The Board will consider a new policy at a future Board meeting.
- Draft budget for 2017 was tabled until December Board Meeting.

8. Recruiting Board Members - A request was made that each Board Member identify 2 - 3 prospective nominees to stand for election to the Board at the January HOA meeting. We also need volunteers for committees (R&R, ACC, Monument design selection, NNO, Tot Lot). It needs to be determined if we still need the Safety and Security Committee since the 2016 committee was an ad hoc committee for the purpose of recommending security measures to the Board.

Meeting adjourned at 8:50 P.M.