

**Crystal Ridge HOA Board Meeting
Tuesday, December 6, 2016**

Board Members Attending

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

Committee Members Attending:

Fred Herber, ACC

Tim Evans, ACC

Vista Representatives:

Cherie Klapp, Ashley Larez

Website Manager:

Mark Noll

Scheduled Meetings:

All meetings are scheduled from 7:00 - 9:00 PM

Board meetings are held in the Puyallup Library Board Room

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

June 6, 2017 (Tues.) - Board Meeting

Proceedings:

1. Minutes - Minutes for November 1, 2016, were approved.

2. Landscape -

- A formal bid is expected from NLS.
- JAC previously submitted a bid to replace 25 trees for \$20,971.20.
- There is a spreadsheet designating specific criteria for bids including dates, services, etc., plus the issues of weed and moss control.
- JAC will submit a map of the irrigation system.

3. Violations:

- Cherie reported that there are parking violations for parking on lawns; Board agreed that violation notices should continue to be sent for this infraction.
- There are now fewer violations for bins left out in view from right-of-way.
- Beginning in March and April, more issues will be addressed, i.e. painting, roof moss control, etc., and landscape.
- It was suggested that when the title of a house changes, we should inspect for violations prior to escrow closing.

5. Rules and Regulations Policy - The Amended and Restated R&Rs were approved by the Board through December 31, 2017; effective January 1, 2017; and will be posted on the web site.

6. Damage to CR HOA Common Areas:

- The Janelle monument was again damaged as a result of a traffic accident. We have solicited bids and are seeking reimbursement from the driver.
- Several trees were demolished on Crystal Ridge Drive by an out-of-control vehicle. Cherie will contact the PPD for information on the driver and insurance. A certified letter will be sent.

7. Accounting:

- \$60,000 was transferred from CR HOA BECU account to CR HOA Vista account; there are \$45,000 in invoices to be paid by Vista.
- Receivables total \$9,000
- Accounts will be reconciled; homeowners with outstanding HOA Fees will be sent to collection.

8. 2017 Annual HOA Meeting:

- The annual HOA meeting is scheduled for January 31, 2017, Puyallup Public Library, North Meeting Room.
- Annual meeting notice, ballot, proxy, and quorum statement will be sent out 14 days prior to the meeting. There must be 31 homeowners (only one vote per household) at the meeting for there to be a quorum for electing new members to the Board of Directors. If no quorum exists, the By-Laws permit the Board to elect new Board Members at the next Board of Director's meeting.
- 2017 Budget must be approved and will be mailed to homeowners prior to the Annual Meeting.

Approved Amended- CRHOA Board Minutes for December 6, 2016

- Decision to be made on Reserve Study: Option 1 - sign up for 3 years at \$2,700; Option 2 - 1 year only at \$900.
9. Fred moved to adjourn; Erik seconded; 5 yes.

Meeting adjourned at 9:00 P.M.