

**Crystal Ridge Annual HOA Meeting
Tuesday, January 31, 2017**

Board Members Attending

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

Committee Members Attending:

Fred Herber, ACC

Tim Evans, ACC

Vista Representative:

Cherie Klapp

Web and Email Manager:

Mark Noll

Homeowners present: 26

Scheduled Meetings:

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

Board meetings are held in the Puyallup Library Board 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

July 11, 2017 (Tues.) - Board Meeting

A quorum of 31 homeowners (one vote per lot) is required to hold elections. Attendance and proxies fell short by 3 eligible members and there was not a quorum; therefore, the By-laws permit the Board to elect new members to the Board of Directors at the next regularly scheduled Board meeting in February.

Proceedings:

1. Minutes - Board minutes for December 6, 2016, were approved via email.

2. Budget for 2017: (The 2016 budget will be posted to the website.)

- There was no increase in dues for 2017, however, the By-laws allow the Board to increase the dues up to 10% per year without a vote of the homeowners.
- Revenue for 2017 is estimated at approximately \$167,000; 35% from the Estates and 65% from Janelle and the Classics.
- About \$80,000 has been spent since the 2012 ice storm to repair damage to trees and landscape. There will be an additional 25 trees replaced this year.
- The impact of hiring Vista Management is about \$13,000 more per year. Prior to Vista, we were paying a bookkeeper and a landscape manager \$11,000 per year; costs for Vista Management are \$24,000. Uncollected HOA dues have been sent to a collection agency in the past and their fee was about 50% of what was collected. Collections will now be through Vista and we have been assured we will retain a larger share of all collections.
- We have 2 bids for insurance at less than \$6,000 per year, resulting in a savings over the previous year. Board will vote on replacement policy.
- We have a proposal for one year contract to do a Reserve Study for \$1,400. (A reserve study is a long-term capital budget planning tool which identifies the current status of budget reserves and provides a funding requirement estimate indicating future required funds to replace HOA assets.
- Irrigation costs should be lower this year. The irrigation system was upgraded in 2015 and 2016 resulting in using water more efficiently, thus lower cost.
- Operating expenses also include newsletter, postage, funding for NNO, advertising for annual yard sale, legal services, uncollectible accounts allowance, web hosting, and PO Box rental.
- Operating budget reserves ending balance = \$10,000.
- There are some additional items in the capital budget. The Janelle Estates sign was destroyed by a DUI hit and run accident in 2015. It was fixed and our insurance paid the claim, less \$1,000 deductible. There was a second accident at the same location in 2016 again damaging the entrance monument; the HOA has been paid full replacement costs. Several trees were destroyed on Crystal Ridge Drive in 2 separate accidents. We are working with one of the drivers' insurance companies for compensation; we have no information on the second driver.
- The capital budget this year includes: (1) Replacing the Crystal Ridge entrance monument. (The widening of Shaw Road means the City will purchase an easement from the HOA and pay for replacement of the entrance monument. They have offered about \$85,000.) (2) Replacement of an additional 25 trees; (3) Play lot upgrades and landscaping (over a 2-3 year period); (4) Replace the

landscaping in the 19th St. roundabout; (5) Replace lighting at CRD entrance; and (6) Additional lighting at Janelle Estates entrance.

- Capital budget reserves ending balance = approximately \$21,000.
- A copy of the budget was mailed to each homeowner. No one returned the quorum statement rejecting the budget nor voiced an objection at the meeting. Therefore, by law, the budget is approved even though there was no quorum present (or by proxy) at the HOA Annual Meeting.

3. Candidates for positions on the Board of Directors:

- Ron Perry has lived in CR for 7 1/2 years and currently serves on the ACC and R&R committees.
- Laura Kinne has lived in CR for 16 years and wants to become more involved in the community.
- Emory Gearhart has lived in CR for 3 1/2 years and wants to use his business management skills and training to help our community.
- Since there was no quorum present, new Board members will be elected at the next Board meeting on Tuesday, February 7, 2016.

4. Committee Volunteers: HOA homeowners graciously volunteered to serve on committees for the coming year.

Committees:

- Architectural Control Committee (ACC) reviews modification requests to determine compliance with the CC&Rs and harmony with the neighborhood.
- Rules and Regulations Committee (R&R) reviews and resolves violation and fine appeals.
- National Night Out (NNO) organizes and runs the annual NNO event on the first Tuesday in August. NNO is designed to help educate residents about crime prevention.
- Monument Design Committee will present design options for a new CRD entrance monument to the Board. The current monument will be razed when Shaw Rd. is widened beginning in April.
- Play lot committee will choose options for redesigning and upgrading the current area, as well as create a maintenance plan for the lot.

Volunteers:

- Kelly Loney
- Renee Harvey
- Katey Noonan and Jerry Rodrigues

- Dar Nottage
- Victoria and Eric Simmons
- Preston Smith
- Ann Crawford
- Dennis Kinne

5. Shaw Road Widening: The project will begin in April 2017 and will close Shaw Road from 23rd/Crystal Ridge Drive south to 39th. The closure will last until about September. The City wants to have the road open before the fair begins.

The Crystal Ridge website, crystalridgehoa.org, has links to the Shaw Road project and the warehouse project that is being planned.

Meeting adjourned at 8:40 PM