

**Crystal Ridge Annual HOA Meeting
Tuesday, February 7, 2017**

Board Members Attending

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

Committee Members Attending:

Jennie Slack, ACC
Fred Herber, ACC
Tim Evans, ACC
Ron Perry, ACC
Tim Nelson, Play Lot
Peggy Kloes, R&R

New Committee Members Attending:

Anne Crawford, ACC
Dennis Kinne, ACC
Victoria Simmons, ACC, R&R, Monument
Eric Simmons, ACC, R&R, Monument

Board Candidates Attending:

Ron Perry
Emory Gearhart
Laura Kinne

Vista Representative:

Cherie Klapp

Homeowners Attending:

Chris Richardson

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

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

Proceedings:

1. Minutes - Board minutes for the Annual HOA Meeting, January 31, 2017, were approved via email.

2. Board Elections: There was no quorum present at the Annual HOA meeting; therefore, candidates for the CR HOA Board of Directors must be elected by the Board.

Fred moved to nominate the slate of Board candidates, Peggy seconded.

Candidates for 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; has helped with annual cleanup.
- Laura Kinne has lived in CR for 16 years; was urged to run for Board position by neighbors.
- Emory Gearhart has lived in CR for 3 1/2 years; restaurant general manager; wants to use his business management skills and training to help our community.

Peggy moved to elect the slate of candidates; Erik seconded; candidates were unanimously elected.

3. Vista Property Management Board Training: Vista's Divisional Manager will set up a training session for Board Members. Training packets will be sent via email to Board Members. Training date and time to be decided.

4. Committees: All committees are responsible to the Board for final decisions.

- Architectural Control Committee (ACC) reviews modification requests to determine compliance with the CC&Rs and harmony with the neighborhood. Once the ACC Chair receives the request, Vista is contacted to verify HOA fees have been paid. If homeowner is in compliance with fees, the ACC will look at plans and materials for compliance with CC&Rs. The ACC will vote to approve or disapprove the project. The process takes approximately 2 weeks; however, during the summer when there is an abundance of requests homeowners should allow extra time.
- The Rules and Regulations (R&Rs) were written in compliance with the CC&Rs and the City Municipal Code with monetary fines attached for

violations. Vista inspects for violations twice a month and notifies homeowners of infractions. The R&R Committee reviews and resolves violation and fine appeals. Appeals are sent to the Board via email by the homeowner; the chair then forwards them to the R&R committee for recommendations and a vote is taken. The process may take several days to complete before homeowner notification of final decision.

- 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 to the Board for a new CRD entrance monument. The current monument will be razed when Shaw Rd. is widened beginning in April. The HOA has been negotiating with the City of Puyallup for compensation for the monument and the easement. Construction will begin when the Shaw Road widening project is complete.
- Play lot committee will choose options for redesigning and upgrading the current area, as well as create a maintenance plan for the lot.

5. Play Lot Status: The committee is considering several different types of play structures, grading of the lot, landscaping, irrigation, whether it needs to be ADA compliant, and the liability any changes may create. The current budget is approximately \$18,000, however, the project could be spread over 2 to 3 years with additional monies allocated. The committee has been asked to narrow options and create a plan to present to the Board.

6. Monument Status: Negotiations are ongoing with the City of Puyallup. The current offer from the City for a new monument and the easement is in the low \$80K. We have asked for a copy of the full appraisal from the City and the request has been denied. The City will give the HOA \$750 to have our own appraisal done, but such appraisals can cost closer to \$3,000. The Board needs to decide (1) even if we get a second appraisal, will it affect the offer from the City; or (2) do we accept the City's latest offer without a second appraisal?

7. Landscape Report: Vista sent out the HOA's criteria and timeline to prospective bidders and the Board received 2 bids for the 2017 landscaping contract. Both the JAC (current landscaper) and the NLS bids were comparable; however, NLS did not meet the deadline for bidding on replacement trees (separate contract). JAC bid \$5,039 per month for the basic services we are receiving now and NLS bid \$5,120 per month. There was a discussion of the merits of both contracts. The Board decided by a 5 - 4 vote to award the contract to JAC.

8. Damage to HOA Common area property:

- The insurance carrier for the driver of the car that knocked down trees on CRD has not responded. Cherie will file a complaint on behalf of the HOA.
- The HOA has received full restitution for the damage to the monument at the entrance to Janelle Estates. The estimate that was presented to the driver was for full replacement costs of the sign and damage to the monument area. It appears that the existing sign, which was replaced only a few months ago, can be fixed. We need to decide if the sign should be buffed, rusted, or powder coated. If the sign can be fixed rather than being replaced the driver will receive a refund.
- Mark C. moved to approve the bid; Tim seconded; Board members voted unanimously to approve.

9. Monument Lighting:

- New solar lighting is proposed for the Janelle monument. Solar panels and batteries will be installed on the opposite side of the street from the monument with wiring running under the street and lights installed flush to the ground. The lighting would both light the sign and create a brighter landmark at the intersection for safely making the turn onto 15th.
- \$5,000 has been budgeted for upgrading lighting at the Estates monuments to solar and LED. This has been tabled until we receive competitive bids.

10. Social Media: Responding to social media posts was discussed. The general consensus was to leave CR HOA Facebook in place as an informational tool, but the Board does not respond to Facebook posts nor conduct business via Facebook.

11. February work day: We decided not to do a February workday but have JAC trim low hanging branches from the street trees that interfere with pedestrian traffic on the sidewalks.

Meeting adjourned at 9:05 PM