

**Crystal Ridge HOA Board Meeting
Tuesday, March 7, 2017**

Board Members Attending

Fred Herber, Peggy Kloes, Ron Perry, Emory Gearhart

There was not a quorum of Board Members present, therefore, no votes were taken.

Committee Members Attending:

Fred Herber, ACC
Ron Perry, ACC
Peggy Kloes, R&R
Victoria Simmons, ACC, R&R, Monument

Vista Representative:

Cherie Klapp

Homeowners Attending:

Peter and Patty Anthony

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

April 4, 2017 (Tues.) - Tentatively scheduled as Board Member training; not a regular Board Meeting
May 2, 2017 (Tues.) - Board Meeting
June 6, 2017 (Tues.) - Board Meeting
July 11, 2017 (Tues.) - Board Meeting
August 1, 2017 (Tues.) - National Night Out

Proceedings:

- 1. Minutes** - Board minutes for the February 7, 2017, Board Meeting were previously approved via email and posted to the HOA web site.
- 2. Roles and Responsibilities of Office Holders:** A discussion of roles and responsibilities of office holders was tabled until after the Board training by Vista Management. Election of new officers will also be scheduled for a Board meeting

following the training. A copy of the By-laws will be sent to members before training.

3. Vista Property Management Board Training: Tentatively scheduled for April 4, 2017, in lieu of the regular Board Meeting. Training packets were sent to President Mark Crawford and will be distributed to board members prior to the training. Cherie will confirm the April 4th date with Patricia, Vista's Divisional Manager, and notify board members.

4. Committee Process:

- Once the **Architectural Control Committee (ACC)** receives a mod request, the ACC chair notifies Cherie at Vista and requests confirmation that the homeowner is in compliance with the CC&Rs and current with HOA dues. After confirmation, the committee reviews the mod request—plans and materials—then votes via email before notifying the homeowner of approval, changes needed, or denial.
- The **Rules and Regulations (R&Rs)** committee reviews violation appeals from homeowners and votes via email to grant the appeal or uphold the violation.
- Kevin Loney reported via an email to the Board that the committee will begin planning the **National Night Out (NNO)** in April and may combine efforts with the Highlands Community.
- Play lot committee—no report.

5. Monument Status: Fred has met with an independent appraiser who is willing to review the appraisal presented by the City for the replacement of the CRD monument and easement for the \$750 offered by the City to obtain a second appraisal.

6. Landscape Report:

- Fred will walk the neighborhood and mark the 25 worst trees for replacement—bid previously approved via email.
- Rotting trees and trees impacting the sidewalk will receive the highest priority for replacement.

7. Vista report: Violation notices have been sent to homeowners for maintenance issues—moss on roofs, painting, etc. The 14 day compliance period is waived until May to give homeowners time to comply. Follow-up notices will be sent again in May.

8. Damage to HOA Common area property:

- Cherie received a check to compensate the HOA for the trees that were knocked down by a DUI driver on Crystal Ridge Drive. The 3 trees will be added to the 25 that JAC is scheduled to replace.
- Members discussed adding reflectors to the curb in the CRD curve area where the trees have been damaged a number of times.
- Board members picked a color (a gray tone) to powder-coat the refurbished Janelle Estates sign that was also damaged in an accident; the driver made full restitution. Work to replace the Janelle monument will begin when the sign is ready. The bid was approved at the February Board Meeting.

9. Monument Lighting: Cherie will seek bids for new solar lighting at the Janelle Estates 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.

10. New Business: A homeowner complained about the state of the moss on the mailbox roofs. Ron and Peggy will meet with any volunteers on Saturday, March 18, 2017, expressly to clean moss from the structure roofs. Tentatively set for 9:00 AM; meet at the entrance to the Estates at Crystal Ridge Drive and Crystal Lane Loop SE.

Meeting adjourned at 8:20 PM