

**Crystal Ridge HOA Board Meeting  
Tuesday, May 2, 2017**

**Board Members Attending**

Fred Herber, Peggy Kloes, Ron Perry, Emory Gearhart, Vanda Powell,  
Erik Pedersen

**Committee Members Attending:**

Fred Herber, ACC  
Ron Perry, ACC  
Peggy Kloes, R&R  
Erik Pedersen, R&R  
Vanda Powell, Monument  
Emory Gearhart, Play Lot

**Vista Representative:**

Ashley Larez

**Homeowners Attending:**

Robert and Darlene Badgley  
Leanne Blyth

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

June 6, 2017 (Tues.) - Board Meeting  
July 11, 2017 (Tues.) - Board Meeting  
August 1, 2017 (Tues.) - National Night Out - 6:00 PM  
September 5, 2017 (Tues.) - Board Meeting  
October 3, 2017 (Tues.) - Board Meeting

**Proceedings:**

- 1. Minutes** - Board minutes for the March 7, 2017, Board Meeting were previously approved via email and posted to the HOA web site.
  
- 2. Board Member Training:** Vista training for Board Members will be the first hour of the June 6, 2017, Board Meeting. Vista Training packets were previously sent to Board Members via email.

**3. Election of Officers:** Election of Board Officers is scheduled for the second hour of the June 6, 2017, Board Meeting.

**4. Vista Report:** There were no financial reports from Vista. Board President needs to meet with Vista accountant to close out books for 2016 before official accounting reports are issued by Vista.

**5. Committees:**

- ACC is working well and, for now, will continue with both e-form and U.S. mail mod requests.
- R&R committee had only one CC&R variance request in April, which was approved. There was a discussion of violation letters sent by Vista. Several Board members have heard from homeowners who have received violation notices and have found that the letters are confusing. Ashley will send us copies of the templates they use for the letters.
- Emory Gearhart will work with Chairman Tim Nelson and the Play Lot group to submit a comprehensive plan to the Board for upgrading the play lot.

**6. Monument Status:** Fred reported the progress of the negotiations with the City for the CRD easement and monument. Some members thought that it might be prudent to accept the City's latest offer of approximately 89K rather than spending \$750 for the appraisal review and having the possibility that the City will offer no more. Decision tabled for the time being.

**7. Landscape Report:**

- JAC is testing the irrigation system at this time. There has been some damage to our irrigation system in the monument area by the work that is being done on Shaw Road. Fred has submitted a notice to the City.
- Only one tree still needs to be replaced. Stump will be removed within next 10 days.
- JAC will do 2 more applications of moss and weed control and one more application of lime.

**8. Damage to HOA Common area property:**

- Janelle Estates sign was due April 27, 2017.
- One remaining tree to replace on CRD. It was suggested that, perhaps, a guard rail or curb reflectors could be used as a deterrent for speeding drivers who lose

control of their vehicle and take out trees along the parking strip on the CRD curve.

**9. Monument Lighting:** Solar lighting estimate for Janelle Estates Monument is approximately \$6,000. Permanent power would cost twice the amount of the solar lighting. Lights at the Estates monuments are to be replaced. Fred will send information.

**10. Mail Box Structures:** Ron and Peggy will do a survey of the mail box structures for cleaning, painting, and repairing.

**11. New Business:** Homeowners expressed concern about the speeding traffic through Crystal Ridge and the prospect of increased traffic and speeding with the closure of Shaw Road.

**Meeting adjourned at 8:30 PM**