

**Crystal Ridge HOA Board Meeting  
Wednesday, July 19, 2017  
(rescheduled from July 11, 2017)**

**Board Members Attending**

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

**Committee Members Attending:**

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

**Vista Representative:**

Cherie Klapp

**Homeowner Attending:**

M. J. Barry

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

**Board meetings are held in the Puyallup Library Board Room**

August 1, 2017 (Tues.) - National Night Out - 6:00 PM

September 5, 2017 (Tues.) - Board Meeting

October 3, 2017 (Tues.) - Board Meeting

November 7, 2017 (Tues.) - Board Meeting

December 5, 2017 (Tues.) - Board Meeting

January 23, 2018 (Tues.) - **Annual HOA Meeting, Library North Room**

**Proceedings:**

**1. Minutes** - Board minutes for the June 6, 2017, meeting were approved via email and posted to the web site.

**2. Vista Meeting:** Several CR HOA Board members will meet with Vista management to discuss the contract. Cherie is waiting to hear from Board president with available dates during the day for the meeting.

### 3. Vista Report:

- Cherie supplied sample violation letters for Board members to review.
- Board needs to review lot E-52 (Wagner) for next step in violation process.

### 4. Landscape Report:

- Fred walked through the neighborhood with Joey of JAC.
- JAC will be out every day this week and approximately 3 days per week after.
- Suggested that Joey be invited to next Board Meeting in September.

### 5. Committees:

- **ACC:** Mod requests are being processed in a timely manner.
- **R&R:** No activity for previous month.
- **Play Lot:** (1) **Repairs** are to be completed to play structure to keep us within code. (2) Emory reported that the \$50,000 estimate for **upgrading** the Play Lot includes landscaping. In order to complete the project next summer, we need a bid by December and a decision from the Board by April, 2018. A motion was made by Peggy to authorize Tim Nelson to contract with Barghausen to draw up a plan for the play lot for \$1,500 (estimate was 10 to 15 hours time at approximately \$112/hour); motion seconded by Emory; approved by vote of Board 5 - 0.
- **NNO:** Tuesday, August 1, Highlands Park. Committee will send postcards with time, date, and address of park to residents.

**6. Mail Box Structures:** One bid for cleaning, repairing, and painting for \$10,000 was received. Cherie said other bids will be forthcoming.

There was a discussion of whether to repair current structures or to remove all structures and have all residents purchase metal condo mailboxes from Postal Service. It was suggested by a homeowner that we survey residents of HOA for input prior to making any decision and include on the agenda for the annual meeting.

**7. Social Media:** It was agreed that the Board will not respond to residents comments on any social media site.

**8. Reserve Study:** The report should be available within the next two weeks. The study assesses the needs of the HOA common areas and determines what we are doing correctly, where changes need to be made, and what monies we must set aside to meet future maintenance needs.

**9. Sidewalks:** Fred met with the City about the state of the sidewalks in the community. The City is allotting one day per week to our neighborhood to grind down the worst areas. They have only \$500,000 budgeted for the entire City and will not be replacing any sidewalks.

We were reminded that, while the city will do some maintenance on sidewalks, the City Municipal Code states that **homeowners are responsible** for the sidewalks abutting their property.

*PMC 11.20.040 Abutting owner's responsibility for maintenance.*

*It shall be the duty of the owner or occupant of abutting property to keep the sidewalk, curb, gutter, parking strip and any driveway access the same in good repair at the owner's own expense, and to remove or correct any condition which renders any such sidewalk, curb, gutter, parking strip or driveway unsafe or unfit for use, including snow, ice, or obstruction of any kind, natural or artificial.*

Peggy moved to adjourn; Erik seconded; vote 5 -0 —**Meeting adjourned at 8:40 PM**