

**Crystal Ridge HOA Board Meeting
Tuesday, September 5, 2017**

Board Members Attending

Mark Crawford, Fred Herber, Peggy Kloes, Ron Perry, Emory Gearhart, Vanda Powell

Committee Members Attending:

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

Vista Representatives:

Cherie Klapp, DeeJay Brown

Homeowners Attending:

Pete and Patty Anthony
Linda and Jim O'Rourke
Jim Mirous
Sherrie and Pat Orse
Marcus Rawley

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

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**
February 6, 2018 (Tues.) - Board Meeting

Proceedings:

1. Minutes - Minutes were read; Fred moved to approve; Emory seconded; minutes approved.

2. Committees:

- **ACC:** (1) Page 2 of the amended Mod Request form that appears on the CR HOA website applies only to the Estates and may be used to seek approval of a roof variation from development standards under Crystal Ridge DECLARATION OF CC&R'S, ARTICLE XV, SECTION 14. (2) The CC&Rs require dimensional roofing material for replacement roofs. For at least the past 5 years, the standard roofing material required has been 325 lbs. for the Classics and 425 lbs. for the Estates. The industry does not specify thickness for shingles and appears to use weight as a proxy for the thickness needed to achieve a dimensional (or architectural) style roof. Several homeowners have challenged the HOA weight requirement based on information from roofers who state some lighter weight materials appear no different from the heavier weight. The Board can review roofing material samples from homeowners who want to request a variance. The process for making the request: (a) homeowner submits a modification request to the ACC; (b) the chairperson verifies that the homeowner is in good standing; (c) material samples are provided by the homeowner for viewing by the committee; (d) committee views the samples in person; (e) the ACC votes to either approve or disapprove. If the committee disapproves, the homeowner may request the full Board review the material and the process. The homeowner will be asked for additional information to support their claim.
- **Monument:** The design of a new monument is on hold since the Shaw Road widening project has been postponed by the City. There has been no monetary agreement with the City for the monument replacement and the easement. The HOA has requested \$125,000 and the last offer from the City was \$89,000. The City is already over budget by approximately 35% due to increasing contractor costs. Our request also has built-in contingencies.
- **Play lot:** The Board had authorized \$1,500 to make repairs to the play structure. Emory reported that the repair cost was about \$850. The plan to renovate the play lot and replace the play structure is in the process of being finalized.

3. Vista Report:

- Cherie introduced DeeJay Brown who was recently hired by Vista as a Community Manager.
- A date still needs to be set for the Board to meet with Vista for the annual review.
- As of July 31, 2017, there is \$86,000 cash operating funds and \$32,000 in reserve funds.
- There are 29 open violations and 306 have been closed.

- The Reserve Study should be finalized this week.
- Several bids, ranging from \$10,000 to \$20,000, for the cleaning, repair, and painting of the mailbox structures were received. No vote was taken pending the Reserve Study recommendations.

4. Landscape:

- Four weeks ago there was a detailed drive through the community with JAC.
- JAC has been responsive to sprinkler leaks and breaks.
- Water will be shut down and lines blown out by the end of September. When the water is turned off, Cherie will contact the City to have meters shut off.

5. New Business:

- A number of homeowners have expressed concerns regarding over-grown trees causing damage to sidewalks and whether those trees can be replaced. The HOA has been replacing 25 trees per year beginning several years ago with those damaged most severely by the ice storm. The priority has been to replace trees that are diseased and those that are the most damaging to sidewalks. We do not have the budget nor the cash flow needed to replace more trees each year without a special assessment.
- Homeowners, primarily in the Classics, have expressed concerns about trees and grass dying with the trees dropping leaves during the summer. Some have used this as an example that JAC is not maintaining the parking strips. **The trees and grass are dying from lack of water. The CC&RS require that homeowners in the Classics water the mow strips to maintain the grass and trees. (CC&Rs, Article IX, Section 1)** In areas where homeowners water the parking strip and trees, neither the grass nor the trees are dying.

The meeting was adjourned at 9:04 PM. Emory moved to adjourn; Ron seconded.