

**Crystal Ridge HOA Annual Meeting  
Tuesday, January 23, 2018**

**Board Members Attending**

Mark Crawford, Peggy Kloes, Ron Perry, Emory Gearhart, Tim Evans

**Committee Members Attending:**

Jenny Slack, Chair, ACC

Tim Evans, ACC

Ann Crawford, ACC

Ron Perry, ACC

Eric & Victoria Simmons, ACC, R&R, Monument

Peggy Kloes, R&R

Dar Nottage, R&R, Monument

Emory Gearhart, Play Lot

Kevin Loney, NNO

Al Sullivan, NNO

Mark Noll, NNO

**Vista Representative:** Jenny Ross

**Website, Email DL, Facebook:**

Mark Noll

**Homeowners Attending:**

31 Ballots were submitted: 23 in person attendees plus 8 proxies. This number constitutes a quorum under Washington State HOA law.

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

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

February 6, 2018 (Tues.) - Board Meeting

March 6, 2018 (Tues.) - Board Meeting

April 3, 2018 (Tues.) - Board Meeting

May 1, 2018 (Tues.) - Board Meeting

June 5, 2018 (Tues.) - Board Meeting

**Proceedings:**

## Approved - January 23, 2018, Annual Meeting Minutes

**1. Minutes** - December 5, 2017, minutes were approved via email and posted to CR HOA website.

**2. Budgets:** President Mark Crawford presented a line-item explanation of both the 2017 and 2018 budgets. (All budgets are posted on the HOA website.)

### Highlights - 2017 Budget:

- Total annual assessments = \$159,560.75; actually collected = \$155,672.79; a deficit of \$3,887.96
- This was the first full year of Vista Management; total cost \$23,500. Vista replaced a paid landscape manager, accounting and tax services, and a collection agency that retained 1/2 of what was collected. (HOA now using attorneys recommended by Vista. Collection fee is now a flat fee of \$350.)
- Mark asked if any homeowners having experience with insurance would like to go through current proposals for selecting insurance carrier.
- This past year was the first upgrade to the irrigation system (new heads, risers, etc. resulting in lower water bills). Water is the largest variable expense in the budget.

### Capital Budget - 2017:

- 25 trees were replaced. Tree type and planting are governed by City design standards and cannot be planted blocking line of sight, where hydrants or meters are impacted, and must include a barrier so that roots do not impact sidewalks.
- Play lot needed safety repairs and maintenance even though the current play structure is scheduled to be replaced with improvements to the area landscaping in 2018.
- Crystal Ridge Drive monument will be razed by the City when the Shaw Road project resumes. Negotiations with the City are ongoing for monument replacement and easement. The Monument Design committee will begin meeting to choose a new design (1/3 the size of the current monument) once the negotiations are concluded.

### Highlights - 2018 Budget:

- Landscape expense may change due to bidding process.
- Mailbox structures need to be repaired or replaced. May need to phase in over a couple of years.
- Border fence between the Estates and the Classics will be a multi-year project.

- Total for all capital expenditures for 2018 (not including CRD monument) = \$143,000.

**3. Homeowner questions:**

- The need for HOA fee increase was questioned. In addition to increased operating costs, with \$143,000 budgeted for capital projects in 2018, we need to rebuild reserves. The reserve study completed in 2017 indicated we are already under funded. It was noted that most HOAs in this area have higher HOA fees than Crystal Ridge. For example, the Highlands pays \$75 per month in fees.
- The need for Rules and Regulations was also questioned. While violations continue we only collected \$650 in fines in 2017.

**4. Committees:** Current committee members will be contacted to ascertain if they wish to remain on the committee for another year.

- ACC - Roof replacement standards are included on the Mod Request form. Dues must be current in order for project approval.
- R&Rs - The pros and cons of enforcement were discussed.
- National Night Out NNO - held the first Tuesday in August.
- CRD Monument - Meeting once negotiations with City are concluded.
- Play Lot - Design has been submitted to the Board.

**5. Election of Board Members:**

- Current Board members (excluding Ron Perry and Emory Gearhart who were elected in 2017) were on the ballot and 2 new homeowners were nominated: Patti Lundell and Chong Lam
- There were 31 ballots (23 in person voters and 8 proxies)
- The following were elected to the Board for 3-year terms:
  - Mark Crawford
  - Fred Herber
  - Tim Evans
  - Peggy Kloes
  - Mark Pedersen
  - Patti Lundell
  - Chong Lam

**6. New Business:** A question was raised as to how City design standards can be changed. Changes must be presented to the City Planning Commission which makes recommendations to the City Council.

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City Council members for our area are Julie Door and Tom Swanson, who is also Deputy Mayor.

**The meeting was adjourned at 8:35 PM**