

**Crystal Ridge HOA Board Meeting  
Tuesday, May 1, 2018**

**Board Members Attending**

Mark Crawford, Fred Herber, Peggy Kloes, Patti Lundell, Chong Lam

**Committee Members Attending:**

Fred Herber, ACC, Monument  
Peggy Kloes, R&R

**Vista Representative:** Jenny Ross

**Homeowners Attending:**

Marcus and Kristy Rawley, Claudia and Vic Briseno, Jan Pilcher, Tim Stidham,  
Chris Richardson, Frank Siedlecki, Dale Meints

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

June 5, 2018 (Tues.) - Board Meeting  
July 10, 2018 (Tues.) - Board Meeting  
Sept. 4, 2018 (Tues.) - Board Meeting  
Oct. 2, 2018 (Tues.) - Board Meeting

**Events:**

July 13, 14, 15, 2018 (Friday, Saturday, Sunday) - Community Garage Sale  
August 7, 2018 (Tues.) - National Night Out

**Proceedings:**

**1. Minutes** - April 3, 2018, Board meeting minutes were approved via email and posted to CR HOA website.

**2. Changes to Board Membership:**

- Ron Perry resigned April 11, 2018, for personal reasons.
- Erik Pedersen was removed from the Board for non-attendance and non-participation pursuant to the *Bylaws, Article VII, Section 1 Powers. Board of Directors shall have the power to: (d) Declare the office of a member of the*

*Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive meetings of the Board of Directors.*

### **3. Status of CRD Monument:**

- Fred met with Ted Hill and the City's offer is still \$89,000 for replacement of the monument and for part of the easement. The HOA's counter offer is still \$115,000. The City had advised a month ago that the road can be widened without razing the current monument, but that is not the case. The current monument must be removed. The bid two (2) years ago for replacing the monument (like kind) and re-landscaping was \$125,000 and that has been the guideline we have used for negotiating with the City. The City's first offer was \$50,000 and last November was raised to the current offer of 89K.
- The Monument Committee has not yet met and no design work has been done; however, the new monument will be approximately one-third the size of the current monument.
- Fred sent plans to all Board members showing the current and proposed configuration of the area.
- Mark contacted Novastar and has a document on file that allows us to remove the Novastar name from the new monument.
- The City would like to have our decision by September, 2018.

### **4. Play Lot:** The 2017 Reserve Study concluded the current play structure was passed its useful life.

- The play lot's plan for reconstruction has been approved.
- The **first phase** (estimate \$56,407) includes preparing and leveling the site, installing the play structure and the play area bark.
- The **second phase** (\$3,847) includes sod, topsoil, and irrigation.
- The **third phase** (\$19,233) includes landscape, ADA ramp, benches, and fixtures.
- Construction of Phases 1 and 2 will begin in approximately 2 weeks. Phase 3 is scheduled for 2019.
- A new play structure has been ordered.
- Chong Lam volunteered to put together a group of homeowners to do some of the preliminary clearing work of removing pea gravel, old foundation, large play toy, and rearranging current blocks. (The play structure has been offered for free to anyone who wants to haul it away.) He will coordinate with Tim Nelson; contact Mark Noll to have a notice posted to the DL and Facebook with

request for volunteers and dates of work party; create flyers to hand deliver to residents; research cost to rent a bobcat and 2 dumpsters with haul away; and present all estimates to the Board for approval. This work needs to be completed no later than May 13, 2018.

**5. ACC:** The ACC has been busy approving mod requests for new roofing and painting. A homeowner requested that Jennie Slack consider putting together a list of roofing contractors by asking homeowners who are having roofs installed if they would recommend their contractor.

**6. Violations:** Vista sent out notices a month ago to some homeowners whose roofs were in need of moss removal.

**7. Landscaping:** Jenny Ross of Vista and Board members are monitoring the work of JAC to insure adherence to contract specifications. There have been complaints about the current work, including, (1) weeds in grass; (2) moss; (3) tree circles not kept clear; (4) weeds in monument areas; (5) edging and trimming; (6) areas that are being missed. The Board asked Vista to request a JAC representative to attend the June 5, 2018, Board Meeting.

**8. Estate Fencing:** There is about 900 to 1,000 feet of Estate fencing that is past its useful life and will cost \$30,000 to \$35,000 to demolish and replace. The replacement is scheduled for the 2019 budget year and will be a very large project. The fencing needs to be surveyed requiring permission from each homeowner whose property borders the fencing to enter the property. The actual teardown and replacement of the fencing also requires permission from homeowners to enter the property.

**9. New Business:**

- Chris Richardson asked for advice about dealing with a homeowner who uses loud power equipment day and night; has tires and other automotive equipment stored inside and out; works on multiple cars; has numerous cars parked on the street. Vista has cited this homeowner on multiple occasions, however, the notices and fines have been ignored. Suggestion: Contact Shane Pieren, Code Compliance Officer for the City of Puyallup, (Puyallup Municipal Code covers many of these infractions such as Nuisance and Noise), then report back to the Board. The Board can write another letter to the owner and further explain the Rules and Regulations and the fine system.

Amended Approved - CR HOA May 1, 2018, Board Meeting Minutes

- Frank Siedlecki aired a grievance regarding the recent construction of a driveway addition. He obtained a mod request “after the fact” and poured concrete prior to approval. He objected to having to remeasure his front yard several times to show that he had met the CC&Rs condition of 50% lawn in the front of the property. He is also waiting for approval of a patio cover and asked about what is approved as a cover for a boat. He was further upset about being ticketed for a boat that was parked in the street.

**Fred moved to adjourn; Patti seconded; Meeting adjourned at 8:50 PM**