

**Crystal Ridge HOA Board Meeting
Tuesday, June 5, 2018**

Board Members Attending

Tim Evans, Peggy Kloes, Patti Lundell, Chong Lam

Committee Members Attending:

Tim Evans, ACC
Peggy Kloes, R&R
Dar Nottage, R&R, Monument
Kevin Loney, NNO

Vista Representative: Jenny Ross

Olympic Landscape Representative: Chuck Rammell

Homeowners Attending:

Lori Evans, Claudia and Vic Briseno, Kevin Loney, Dar Nottage,
Tim Stidham,

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

Board meetings are held in the Puyallup Library Board Room

June 13, 2018 (Wed.) - Special Board Meeting with City of Puyallup
July 10, 2018 (Tues.) - Board Meeting
Sept. 4, 2018 (Tues.) - Board Meeting
Oct. 2, 2018 (Tues.) - Board Meeting
Nov. 6, 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 - May 1, 2018, Board minutes were read and approved; one abstention. A Board member, who also served on the ACC, resigned in April leaving an optimal number of 7 members on the ACC. Seven members lessens the challenge of obtaining a majority vote on ACC issues; therefore, there will be no

new appointments to the ACC because (1) the committee would again have an even number of members with the added challenge of getting a majority vote, and (2) because of homeowner objection to “stacking” committees with Board members.

2. Landscape:

- Chuck Rammell of Olympic Landscape attended the meeting at the Board’s request to discuss unresolved landscaping issues. Mr. Joe Areyano, of JAC, recently purchased Olympic Landscaping and has rebranded the landscaping company that contracts with Crystal Ridge HOA.
- A slideshow with pictures of landscape areas of greatest concern were presented followed by a lengthy discussion with Mr. Rammell. Current specifications for landscaping maintenance include the following areas of concern:
 - mowing of all areas - to begin weekly in April (twice in March) (currently not consistently mowing all areas)
 - hard edging - to begin weekly in April (currently not being done)
 - blow & clean up - weekly year around (problem in fall and winter months w/leaf pickup and blowing)
 - weed tree circles - monthly year around (has not been done this year; they are currently working to catch up)
 - rake and weed planter beds - monthly (currently hit and miss)
 - trimming grass and weed areas around mailboxes, etc. (currently not being done)
 - weed, moss, and fertilizer applications done in a timely manner
 - irrigation is not 100% operational; they are still working on it. Olympic has a designated service department for irrigation.
 - They will also be out to trim trees on 20th Ct. SE; no date given as they hire an outside contractor
- Mr. Rammell assured the Board that they are in the process of making substantial changes both in procedures and manpower. They have added more staff, have increased the days they are in Crystal Ridge until they are caught up, and have added an account manager who will drive through the neighborhood each week. He reiterated that Joe and Olympic do not want to lose Crystal Ridge as a client and are taking steps to perform per the contract.
- The Board will continue to monitor the performance of Olympic and urge homeowners to email the Board with any concerns.
- Chuck will contact Fred to arrange a time to inspect irrigation system.

3. Monument: A meeting of the Board and a City representative will be held June 13, 2018, to discuss the current negotiations with the City regarding the easement and the razing of the CRD monument.

4. Play Lot: Work was begun on the play area with removal of the play structure, gravel, and some rock. The landscaping company is in the process of preparing the site for a new play structure and landscaped area.

5. ACC: Jenny Ross requested that mod requests be forwarded to her so that she may stay informed when doing compliance drives.

6. Violations:

- Vista is currently focusing on landscape and painting infractions.
- It was requested that Vista compile a list of 2017 and 2018 infractions for comparison and to see if infractions are decreasing.

7. Vista Report: Six liens were filed against delinquent homeowners. Two of the six are in the process of being settled.

8. NNO: Kevin Loney said Crystal Ridge and the Highlands are again combining efforts in planning for the NNO, Tuesday, August 7. He will contact Mark Noll if they need more help.

9. New Business:

- Discussion of a Welcome Committee was tabled until the July 10 meeting.

Peggy moved to adjourn; Patti seconded; Meeting adjourned at 8:37 PM