

**Crystal Ridge HOA Special Board Meeting  
Wednesday, June 13, 2018**

**Board Members Attending**

Mark Crawford, Fred Herber, Tim Evans, Peggy Kloes, Chong Lam

**City of Puyallup Representatives Attending:**

Hans Hunger, City Engineer  
Ted Hill, Senior CIP Project Engineer

**Homeowners Attending:**

Tim Stidham,

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

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

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. Purpose of the special meeting:** To discuss current negotiations with the City of Puyallup regarding the easement at Crystal Ridge Drive and Shaw Road and the razing of the CRD monument.

**2. Points of Discussion:**

- The City's appraisal of the Crystal Ridge/Shaw Road easement from 2016
- Reconstruction of the Crystal Ridge Entrance monument; replacing power and water
- The increase in costs over the past two years for reconstruction of the monument; landscaping; and increased land value
- Intrinsic value loss for a new monument that will be 1/3 the size of the current monument

- Comparison with offers made by Pierce County in similar eminent domain situations

### **3. Suggestions:**

#### **HOA**

- Adjust the 2016 appraisal numbers for increased value of land, reconstruction costs of monument, plus an added intrinsic value for loss of current monument size (to be determined)

#### **CITY**

- Current City offer for easement and reconstruction of monument is \$89,000
- The City will have the appraiser adjust the numbers to reflect increased costs over the past two years
- Option, if feasible, for City to purchase easement on NE corner of CRD and Shaw Road for 2nd entrance monument
- The City wants all negotiations completed by September, 2018.

### **4. Policy and Procedure Discussion:**

- Discussion of code of conduct for Board Members: fiduciary responsibility; compliance with HOA governing documents; professional conduct; conflicts of interest.
- Discussion of written procedures for committees: ACC, R&R, NNO
- Discussion re: approval of Board Meeting minutes which are an account of proceedings. A first draft of minutes is sent to members for any corrections or additions to the proceedings. If there are changes an amended draft is sent for review. Once all members have had a chance to review the minutes, a second draft (with changes if needed) is sent to members for their approval.

The Board will be writing a Code of Conduct for Board Members to be followed by policy and procedures for officers and for all committees.

**Meeting adjourned at 8:55 PM**