

**Crystal Ridge HOA Board Meeting  
Tuesday, July 10, 2018**

**Board Members Attending**

Mark Crawford, Tim Evans, Peggy Kloes, Patti Lundell, Emory Gearhart,  
Chong Lam

**Committee Members Attending:**

Tim Evans, ACC  
Jennie Slack, ACC  
Peggy Kloes, R&R  
Dar Nottage, R&R, Monument  
Emory Gearhart, Play Lot

**Vista Representative:** Jenny Ross

**Homeowners Attending:**

Ann Crawford, Lori Evans, Jennie Slack, Julie Chisholm, Claudia Briseno, Dar  
Nottage, John Edmonds, Pat and Richard Fox, Elliot Fager, Madelyn Barry,  
Patti Hogenson, Aaron and Angela Lease, Jim Rubert, Tim Stidham,

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

**Board meetings are held in the Puyallup Library Board Room unless  
otherwise noted.**

Sept. 4, 2018 (Tues.) - Board Meeting; Library North Meeting Room

Oct. 2, 2018 (Tues.) - Board Meeting

Nov. 6, 2018 (Tues.) - Board Meeting

Dec. 4, 2018 (Tues.) - Board Meeting

**Events:**

August 7, 2018 (Tues.) - National Night Out, Puyallup Pioneer Park

**Proceedings:**

**1. Minutes** - June 5, 2018, Board minutes were approved via email prior to the  
July 10, 2018, Board meeting. Minutes of the June 13, 2018, Special Meeting with  
the City were approved on July 17, 2018, via email. Both were approved 6-0;  
Chong Lam did not vote each time.

**2. CRD Monument:** The Board met with City representatives on June 13, 2018, and to date the City has not responded with any further offer. The HOA Board has proposed the appraisal for the land and the monument be updated to current costs plus an amount for intrinsic value be included in the City's offer. There will be no work on the design of a new monument until after a final offer by the City and acceptance of that offer.

**3. Play Lot:**

- The new play structure was installed and bark was spread by homeowners.
- The City sent a person to check on water supply and the existing sewer clean out on the lot.
- Homeowner Tim Nelson is working with 5 vendors re: completion of the lot.
- Mark moved to complete the third phase of the play lot renovations in 2018 (approximate cost \$29,000); Peggy seconded; vote 5 yes; Chong voted no. Motion affirmed.

**4. Censure of Chong Lam:** After the old play structure was dismantled by a volunteer group led by Chong Lam the existing bench was missing. It was determined that Mr. Lam had taken the bench and refused to return it. Mr. Lam did not contact the Board to ask whether the bench was to be reused or disposed of. He was asked on many different occasions if he would return the bench and whether he thought the bench was HOA property.\* By the time of this Board meeting, Mr. Lam had not returned the bench and had not given the Board any indication he had plans to do so. Mark Crawford moved to censure Mr. Lam for taking HOA property and refusing to return it; Tim Evans seconded; Peggy Kloes asked to amend the motion to include if the bench was not returned within 24 hours, a stolen property report would be filed with the Puyallup Police Department; Tim seconded; the vote to censure was 5-0.

\*Dates and sequence of events that lead to censure and subsequent return of HOA property:

- The day of the play structure demo, Chong was asked via email if he had the bench; no reply
- Same day, second email to Chong; no reply
- June 24, email to Chong asking him to reinstall the bench prior to spreading the wood chips.
- July 7, Chong was asked in person; he said he had it; claimed possession and would not return it.
- July 7, In an email to the Board, Mark offered Chong another opportunity to return the bench. Chong did not respond.

- July 10, asked in person prior to the Board Meeting if he believed the bench was HOA property; he replied “no” the bench belonged to him.
- July 10, during the Board meeting prior to censure; again he said the bench belonged to him and he would call his lawyer.
- July 10, approximately 7:15 PM, he was given 24 hours to return the bench; did not.
- July 12, Chong sent an email to Mark saying Mark could pick up the bench.
- July 12, Mark replied told Chong to bring the bench to the pond on 34th and leave it in the graveled area.
- July 12, 7:30 PM the bench was returned to the area in front of the pond on 34th and is now being stored in Mark Crawford’s garage until completion of the 3rd phase of the play lot refurbishment when it will be reinstalled

#### **5. ACC:**

- New specifications for flagpoles and sheds are being created by the ACC and a proposal will be presented to the Board for adoption.
- RCW 64.38.033 states an HOA may not prohibit flags and flagpoles; however, they may include rules for size and placement on the lot.
- Peggy moved that a temporary moratorium on erecting flagpoles be in effect for up to 60 days in order to give the ACC time to research and create a proposal for the placement and size of a flagpole and flag; Tim seconded; Mark, Patti, Tim, Peggy, Emory, and Chong unanimously voted to affirm the motion.
- Chong Lam has submitted a mod request for a 192 sq. ft. (16’ X 12’) storage shed to be constructed on his property. The ACC has never had a request for a shed of this size and the Board asked the ACC to research and create a maximum size standard for storage sheds. The ACC will present a proposal to the Board within 60 days and Chong’s mod request will be ruled on within 2 weeks of the adoption of the new standards.
- Solar panels for roof tops are being researched by homeowner Madelyn Barry who will present a proposal to the Board. RCW 64.38.055 states an HOA may not prohibit solar panels on roofs; however, the governing documents may include other reasonable rules regarding the placement and manner of a solar energy panel.

#### **6. Violations:**

- Parking violations: Vehicles on street, 72 hours, no chain parking (moving forward or backward a few feet), purview of City. In driveways, 48 hours, purview of HOA. Parking on lawn, barked area, or gravel is prohibited at all times. Driveways must be exposed concrete aggregate.

- Violations may be appealed if the Board is notified via email within 10 days. There will be no fine if a violation is corrected within 14 days.

**7. Landscape:** We are continually working with Olympic/JAC regarding complaints about the condition of the planter strips. Payment has been withheld for 2 months or until conditions have improved.

**8. Treasurer Report and Collections:**

- There are \$35,000 in homeowner delinquencies.
- To date we are approximately \$7,000 over projected 2018 expenses primarily due to legal fees and uncollected accounts.
- Need to suspend the second reserve study.
- Financial statements are available upon request from Vista Property Management

**Projected 2018 Cash & Reserves Balances**

Cash @ June 30, 2018	\$145,520
Less prepaid 2019 Assessments	- 2,630
Less Cost to Complete	<u>- 63,330</u>
Cash Net of Operating Expenses	\$ 79,560
Less Play Lot Cost to Complete	<u>- 29,000</u>
Projected Cash at Dec. 2018	\$ 50,560
Less Operating Reserves	- 10,000
Less Capital Reserves	<u>- 34,000</u>
Net Reserves Over (under)	\$ 6,560

**9. Questions:**

- A resident asked a question about replacing the HOA fence that divides the Estates from the Classics. There is about 1,000 feet of fencing and replacement costs are approximately \$30.00 per foot. The plan has been to include fence replacement in the 2019 budget along with cleanup and repair of mailbox structures.
- In November an estimated budget for 2019 will be presented.
- In December homeowners will receive a newsletter and a statement for 2019 assessments.

**10. Committees:** Only homeowners who volunteer for Board appointed committees or work groups are covered by the HOA's liability insurance when working as a volunteer.

President Mark Crawford suspended the remainder of the agenda due to the late hour.

**Meeting adjourned at 9:06 PM**

Respectfully submitted,

*Peggy Kloes,*

CR HOA Board Secretary