

Crystal Ridge HOA Board Meeting

Wednesday, January 23, 2019

Email: board@crystalridgehoa.org

Website: www.crystalridgehoa.org

Board Members Attending:

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

Committee Members Attending:

Jennie Slack, ACC
Tim Evans, ACC
Fred Herber, ACC
Ann Crawford, ACC
Peggy Kloes, R&R, FRC
Dale Meints, Fence Replacement Committee (FRC)
Mike Christiansen, FRC
Kevin Loney, NNO
Mark Noll, NNO
Emory Gearhart, Play Lot
Eric & Victoria Simmons, ACC, R&R

Webmaster and Email DL:

Mark Noll

Vista Representative:

Jenny Ross

Homeowners Attending: 52 (list maintained at Vista Management)

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

Board meetings are held in the Puyallup Library Board Room unless otherwise noted. (Library Board Room seating is limited to 16 occupants per the Fire Code.) A larger room is scheduled when available.

February 6, 2019 (Wed.) - Board Meeting, North Meeting Room (**cancelled**)
March 6, 2019 (Wed.) - Board Meeting, North Meeting Room
April 3, 2019 (Wed.) - Board Meeting, North Meeting Room
May 1, 2019 (Wed.) - Board Meeting, Board Room
June 5, 2019 (Wed.) - Board Meeting, North Meeting Room

Proceedings:

1. Call to order

2. Introduction of Board Members

3. Open Meeting and Establish Quorum:

52 Homeowners in attendance plus 36 Proxies

4. Proof of Notice of Meeting: A meeting notice, draft of the 2019 Annual Budget, and a proxy were mailed to homeowners on January 6, 2019.

5. 2019 Budget:

• **No increase in assessments for 2019**

- A copy of the 2019 proposed budget was mailed to all homeowners on January 6, 2019.

| | | |
|--|--------------------|----------------------|
| Assessment income | | <u>\$169,134.40</u> |
| Total Admin. Expenses & Property Tax | \$49,775.00 | |
| Landscaping | 72,200.00 | |
| Total Utilities | <u>11,250.00</u> | |
| Total Expenses | | <u>\$133,225.00</u> |
| Net Income (Loss) for the Year | | <u>\$ 35,909.40</u> |
| Total Capital Budget Reserves | | \$ 88,040.40 |
| Total Capital Expenses | <u>\$59,850.00</u> | |
| Capital Budget Reserves Ending Balance | | \$ 28,190.40 |
| Operating Budget Reserves Ending Balance | | <u>\$ 10,000.00</u> |
| Total Cash Balance at Year End | | \$ 38,190.40 |
| Total Op and Cap Reserve (Target 20% of total assessments) | | <u>(\$33,826.99)</u> |
| Reserves Over (Under) Budget | | \$ 4,363.52 |

Note: \$1,600 has been budgeted for a 2019 Reserve Study to be performed after the replacement of the Classics/Estates border fencing and the completion of the play lot. Irrigation needs to be addressed in the new study. The Reserve Study will indicate the amount needed to be set aside each year to ensure funds are available in the future for replacement.

6. Vote/Results of 2019 Budget:

The Budget was approved 49 Yes, 39 No

7. Committees:

Mark C. moved to authorize the Classics/Estates Fence Replacement committee and the Hospitality committee; Peggy K. seconded; **Vote 6 Yes, 0 No.**

- Classics/Estate Fence Replacement Committee: In 1993 amendments were made to the CC&Rs (no amendments have been made since) designating the fence bordering the Classics and Estates as a common maintenance area. *CC&Rs Amendment 2, Article I. Section 5, is hereby amended to include fencing along the westerly boundary of "the Estates at Crystal Ridge," extending from the south plat boundary to the north plat boundary, as a common maintenance area to be maintained by the Homeowners Association.* The fence is 25 years old and has rotted and fallen in places. Some homeowners have replaced or repaired the fence bordering their property. A committee of homeowners bordering the Classics/Estates fence was organized to plan and facilitate the replacement process. \$30,000 has been budgeted for the new fence.
- Hospitality Committee will present ideas and a budget at the next Board meeting.

8. Homeowner questions:

- Are property management fees bid each year? A. No. There were 3 bidders in 2016 when Vista was hired based on level of service and interactive technology. Suggestion from homeowner: Bid management services every year.
- What was the extra cost for the landscaping in 2018? A. JAC and Olympic repaired damage (related to age) to the irrigation system and the HOA was billed \$13,900. A \$4,000 discount was negotiated and from the balance of \$9,900, \$3,700 has been withheld until the Estate trees that died from lack of water have been replaced.

- Does the Board plan to abide by the WUCIOA? (Washington Common Interest Ownership Act, new legislation that went into effect July 1, 2018.) A. The Board has and will abide by all RCWs. In the new Act, existing HOAs are grandfathered with only Sections 120 and 326 applying to existing associations. The Board will study the new law and seek advice from our attorney as to how the Act applies to CR HOA.
- 39 homeowners voted to reject the 2019 budget. Mark C. asked homeowners to express their objections to the budget so that we may reconsider items. Only one homeowner said that he rejected the budget because of tree replacements, specifically the amount it costs to replace one tree.
- Suggestion by a homeowner: Send a letter to all homeowners asking for their area of expertise and asking if they will volunteer their time and expertise.
- How do homeowners add items to the agenda? The agenda is completed and posted to CR's web and FB pages and to the DL at least 48 hours prior to the meeting. The Board asks that homeowners submit agenda items 7 days prior to a Board meeting by emailing to the Board so that time may be allotted for discussion and a possible decision. If concerns are received less than one week prior to a Board meeting or are raised at the meeting, they will be addressed under New Business. There may be little time for discussion and no decision will be made.

9. The Annual Meeting was adjourned at 7:50 PM

10. Keriann Cockrell, Crime Prevention Coordinator, Puyallup PD and Officer Martin, Puyallup PD Patrol Division

- Officers patrol the Puyallup neighborhoods via car, bicycle, and foot patrols. Residents are encouraged to interact with officers in order for the PPD to better understand concerns affecting the neighborhoods.
- NNO (National Night Out) in August is organized for residents to become acquainted with the Police and Fire Departments and to create understanding among officers and residents.
- Property crimes are the highest incidents of crime reports. It is suggested that residents:

Approved - January 23, 2019, Annual Meeting Minutes

- a) Always remove all valuables from parked cars
- b) Record serial numbers of all electronics
- c) Create a nighttime routine (nationally called The 9 PM Routine)
 - i. check all access to house; lock all doors
 - ii. remove all items from car if left in the driveway
 - iii. lock car
 - iv. close and lock garage doors
 - v. shut all windows
 - vi. turn on outside lights

11. Committee Volunteers for Neighborhood Watch/NNO, ACC, R&R were recognized and thanked for their service to the Association.

Meeting adjourned 9:15 PM