

Approved Special Meeting of CR HOA Board April 30, 2019

**Special Meeting of Board of Directors
Crystal Ridge Homeowners' Association
Tuesday, April 30, 2019**

6:00 PM

Site of the CR HOA Monument, CRD & Shaw Road

Board Members Present: Mark Crawford, Fred Herber, Tim Evans, Peggy Kloes, Chong Lam

Authority to call meeting: Bylaws, Article III, Section 2, Special Meetings:
Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of the class A vote.

Purpose of the Meeting: To discuss the notice by the City of Puyallup to the Board of Directors that the Crystal Ridge monument located at the intersection of Shaw Road and Crystal Ridge Drive must be razed. The City of Puyallup determined in 2018 prior to the beginning of the Shaw Road widening project that the monument could remain as is. At the present time, however, the City has determined that the monument presents a safety hazard to traffic on Shaw Road. The City plans to complete the intersection of Shaw Rd and 23rd but cannot complete work at the intersection unless the monument is razed.

Proceedings: Fred Herber met with City engineers where the City presented the revised intersection plan and financial offer to compensate the HOA for the easement property. The City plans to widen Shaw Road at the intersection and open the new right-turn lane. A section of the Crystal Ridge monument easement is included within the right-of-way the City requires to complete the intersection project.

The City has asked the Homeowners Association to:

1. Mark the as-built irrigation system and the stub out location for the future system and cap the existing irrigation supply line.
2. Notify homeowners in advance of the project
3. Communicate with adjacent parcel owner about scope and schedule of work. (Board members believe this is the responsibility of the City and will request the City notify the adjacent parcel owner.)

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The City will:

1. Relocate the electrical box that will feed lighting and irrigation system.
2. Keep HOA apprised of schedule.
3. Stake out sight-distance triangle, if needed.

Future sign must meet current City Code.

Discussion:

- The HOA Board does not have a choice to reject the City's request since the current monument presents a traffic safety issue.
- Homeowners to be notified after the City has formalized a contract.
- The City originally offered \$70,000 for the easement and monument in 2017. In 2018 the offer was revised based on an appraised value of \$99,900. The HOA countered at \$135,000. The HOA's counteroffer included the Board's estimate of the intrinsic value of the monument. The City rejected the offer and constructed the intersection as it is today. Now the City has offered to "split the difference" and is offering \$117,000. The Board has determined that accepting this offer would be a reasonable and prudent compromise as supported by the appraisal.
- A timeline provided by the City for the project is needed.
- A Monument Committee of homeowners will be formed to design a new monument.
- The City will build a retaining wall; the monument will no longer act as the retaining wall.
- Legal counsel will be consulted; the City includes a small amount in its offer for legal services.
- The proposed plan will be on the June 5, 2019, Board Meeting agenda.

Meeting adjourned 7:00 PM