

Crystal Ridge HOA Meeting Minutes 3/9/21 7 PM

Call to order

Establish Board quorum – Board present Emory Gearhart and Tim Nelson

Owners present – Mark Noll, Scott Hutchinson, and Jim Rubert

Vista Management present – Juan Rodriguez

The Board approved the January 26, 2021 minutes via email and posted to the CR website.

Action since Jan. 26th, 2021.

The Board has approved and began the 2020 audit with J., Vandal and Associates. The tree replacement project has begun, and S&S is working with management and the Board. The Board held a call with management to review 2021 to-do list and set priorities. The HOA ACC has reviewed projects as submitted for approval.

Officer Nominations

Emory Gearhart will take the position of Board president and Tim Nelson will take the VP position. Other officer positions will be filled as Board vacancies are taken.

Mark Noll commented with a concern for the lack of participation from the community. The Board discussed options on community messages to engage owners and solicit volunteers.

Treasurer Report

Juan Rodriguez with Vista presented the Financial statements as of the end of February 2021. Financials statements as of February 28, 2021 accepted by the Board with no objections. See attached.

Emory commented in general terms about the delinquencies. Without discussing name or address, the Board discussed escalation procedures on owners with high dollar delinquencies. The Board will discuss individual accounts in a separate setting to not disclose sensitive information. The Board requested 30-day notice of escalation be sent. Juan will provide the Board with a list of escalated accounts for review and 30-day notice.

Landscape Report

The Board reviewed recent communications and work done by S&S Landscaping. Tim Nelson expressed interest in meeting with the landscapers in the next few weeks. The Board will consider setting up a landscape committee if there are owners interested in participating.

Committee Reports

RR – no update

ACC – Jeannie Slack continues to lead review on the ACC applications. The Board discussed the possible need to recruit an “apprentice” for Jennie

Welcome – No update. Juan was asked to verify committee members.

Monument – Tim Nelson provided an update. The committee is having difficulty with the current design firm. Once a design is set, the committee will submit to the ACC for review. The Board may consider opening a comment period for all owners.

New Business

Mark Noll discussed the HOA homepage redesign. A redesign draft was shared with the HOA Board for review and comment to Mark N.

Mark Noll brought up the community yard sale in the summer and asked the Board to consider how this will be handled.

Mark Noll discussed the distribution lists and the changes being made. The current task is to possibly shift the CRHOA News list to Vista. Mark commented on the differences in how each list is maintained and who is included. Mark and the Board will continue to review how the community communicates with the owners to find a solution that meets the community needs. Mark's goals being to maximize communication and reach as many concerned and involved individuals as possible, not necessarily only homeowners.

Adjourned

Meeting was adjourned at 8:20 PM