

## Crystal Ridge HOA Board Meeting

September 28, 2022, 6:00 PM  
Via Zoom

CRHOA Board members present (quorum established): Emory Gearhart (President), Tim Nelson (VP), Susan Bartlett, Dennis Kinne, Jaemie Robinson

Homeowners present (as named on Zoom): Scott Sager, Lori Evans, Joan Cross, Mark Noll, Gretchen Anderson, Chris Richardson, Cathy, Mark Crawford, Jim Rupert, iPhone, Kevin, Kevin Miller

Navigate Community Management present: Heather LaDue

- A) Call to order
- B) Agenda approval by Dennis and Tim
- C) Old Business
  - Publish budget and cash flow
  - Still waiting for 2021 audited financials and tax returns – Navigate to follow up with accountants
  - Monument: contractor ready to build, waiting for City approval
  - Estates fencing: COVID interrupted action; need access agreements, then form a committee
  - Irrigation: this work is moving along
  - Update MOD Request Form: this work is moving along; form and process is being streamlined and simplified
  - Tree replacement: the most recent arborist proposal was too expensive, seeking better price; Board working with City on selecting drought-resistant trees
  - Mailbox replacements: Board reports that residents are still working out details (type of boxes, vandalism concerns, etc.); demolition/disposal of old structures and questions about HOA liability to be researched; Navigate to help explore options
  - ACC status: ACC should continue to observe and report community issues, however the Board is approving all MOD requests at this time (after Navigate verifies the property is clear of outstanding dues or violations). No pending MOD requests at this time.
  - Budget planning: in progress
  - Solar panels on homes: Board to research and consider MOD request options

#### D) Homeowner forum

- Mark Crawford asked about ACC status.
- Lori Evans (appeared to be Tim Evans on camera) also asked about the ACC
- Kevin Miller asked about pending MOD requests: no pending MOD requests at time of meeting
- Mark Noll asked about plans for the CRHOA website. The website is being simplified and streamlined and Mark's help in that process is appreciated
- Mark Noll asked if there would be an increase in dues. That's presently undetermined
- Joan Cross asked about the status of violation notices. Heather/Navigate to follow up with her
- Mark Crawford asked about a contractor truck and a basketball hoop in apparent violation. Heather said there are properties with violations. Mr. Crawford asked if the Board and/or Navigate was aware of a "drug bust" on 20<sup>th</sup> Ave. He was referred to public records.
- Mark Crawford asked about the S&S Landscaping contract. Board reports it's available to view on the Navigate website and that the Board is exploring other landscaper options
- Lori Evans (appeared to be Tim Evans on camera) asked if the old Vista account was "zeroed out" and Heather says that it was.
- Scott Sager asked about mailboxes. Board is open to homeowner input and will inform homeowners that it's against replacing the roofed structures. The Post Office may have guidelines and suggestions
- Cathy said she prefers cluster-style mailboxes. She also gave very positive feedback on her recent MOD request experience.

#### E) Adjourned