

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 15, 2016 Meeting Minutes

1. Certifying of Quorum-Call to Order

Charles Brunner called the meeting to order at 6:30 p.m. Sharon Huddleston and Matt Hanna were present, therefore a quorum was established. Board confirmed timely meeting notice. Doug Pinner from McNeil Management was in attendance.

2. Approval of Meeting Minutes

On Motion: Duly made by Sharon, second by Charlie and carried unanimously.

Resolve: To waive the reading of the meeting minutes and approve them as presented.

3. Reports

Secretary: No Report.

Treasurer: Financial and Management Reports were presented and discussed. Sharon indicated the annual assessment would be held at \$540.00 per home.

On Motion: Duly made by Sharon, second by Matt and carried unanimously.

Resolve: To approve the 2017 budget as presented.

Lake Committee: There are still ruts that remain along the southeast corner of 50th Avenue.

Social Committee: No Report.

Irrigation Committee: Unresolved repairs remain. The irrigation system is not being turned on as normal although grass is being watered. The committee requested procedural changes. Homeowners requiring the irrigation to be turned on will need to schedule with McNeil Management during business hours Monday through Friday at least 48 hours in advance. McNeil will then contact irrigation committee with the owner's scheduled request. This procedure will be updated on the website.

President's Report: Alligators are native to the area and the HOA is not removing them unless they become aggressive. The lakes can be used for recreation; however, exercise caution. Charlie reminded owners not to speed within the community and requested pet owners pick up after their animals. He announced the annual membership meeting scheduled on December 15 and stated he will not remain on the board so there will be a vacancy.

4. Old Business

Lifted Sidewalk: Lifted sidewalk near gazebo has been repaired.

Break in Water Main: Break along 72nd Street has been repaired.

Irrigation System: There is a well problem due to a hole in the pipe. The pump is constantly cycling and bad pieces of pipe must be replaced. The pump company is scheduling a crane to complete the repairs and have indicated this work will be completed within the next 2-3 weeks.

Entry Lighting Proposals: Board reviewed 3 proposals for entry area lighting repair and upgrades. The entry palm trees have Texas blight and they can be replaced as they die with different palms.

On Motion: Duly made by Matt, second by Charlie and carried unanimously.

Resolve: Approve Kevin Johnson to replace all entry lights/lamps with LED lighting.

Political Sign: Approved until day after election. Flags other than U.S. Flag can be displayed briefly.

Front Entry Sign: Board discussed various styles and types of marquee signs. No decision reached.

Mail Kiosks: Board discussed proposal for mailbox inspection and repair.

On Motion: Duly made by Matt, second by Charlie and carried unanimously.

Resolve: Approve OnSight to replace broken mailbox door in front of gazebo.

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5. New Business

Playground: Community will send out email to obtain suggestions for playground. Board asked manager to add information to the new homeowner mailing alerting owners they can get on the community email distribution list by going to the website and requesting to be added.

6. Owner Discussion

Landscapers not hauling away debris along the south side of 56th Terrace.

Homeowners have the right to petition the county regarding flood zoning. Owners requested board include letter with annual meeting notice.

Charlie will move the no soliciting signs at the entrances.

Discussion about a local development and bright golf course lights.

7. Adjournment

On Motion: Duly made by Sharon second by Charlie and carried unanimously.

Resolve: To adjourn the meeting at 7:45 p.m.



Prepared by Manager on behalf of Secretary