

CRYSTAL LAKES

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 6, 2018 Meeting Minutes

1. Call to Order-Certifying of Quorum

Sharon Huddleston called the meeting to order at 6:32 p.m. Andrew Peterson was present, therefore a quorum was established. Board confirmed timely meeting notice at least 48 hours in advance. Doug Pinner and Jennifer Conti represented McNeil Management.

2. Approval of Meeting Minutes: Board waived the reading of the minutes.

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

Resolve: To approve the previous meeting minutes as presented.

3. Reports

Treasurer: Operating expenses are under budget through August. Accounts receivable total is \$135.00 as one owner is on a quarterly payment plan. There are no attorney collection matters. The board reviewed violation report and determined to send 9753, 9725 and 9806 to the attorney for enforcement action.

4. Committee Reports

Social: Committee is looking for volunteers to assist with community events.

Lake: Committee reported the lake is in great shape. No fish kill occurred this year. The Lake Doctors are sending monthly reports to the committee and management.

Irrigation: Committee member Butch Norman is moving from the community, so the board asked homeowners to volunteer to serve on this committee. Richard Zinno indicated he is willing to help out; however, he travels often and would need backup. Butch said he would check with his neighbors.

5. Business Items

Playground: Sharon Huddleston requested that pressure washing be done in the spring to keep playground area looking nice. Board would like to have picnic tables at the playground area removed and the three benches throughout the community replaced with new benches.

Irrigation Pressure: In the spring, numerous owners were displeased with the irrigation pressure. The pump specialists investigated and determined the pump was operating as designed. All owners should be encouraged to follow the water timing schedule from the website and one owner indicated she would place a statement on the next door site to direct owners to the Association website. The board indicated hand watering is the only alternative to combat low pressure.

Landscaping Proposal: The board reviewed three landscape maintenance contract proposals as they have been dissatisfied with Yellowstone's performance.

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

Resolve: To approve the proposal from Suncoast Landscaping. The board would like them to start as quickly as possible, dependent upon the Yellowstone contract termination language.

Amenity Improvements-Landscaping: Board reviewed various landscape upgrade proposals submitted by Yellowstone. They determined none would be accepted due to contract change. Board reviewed bids regarding dead tree removal on HOA property behind 7142 50th Ave Cir E.

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

Resolve: To approve the Bid from Chew-ee to remove dead tree and grind stump.

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Tree Encroachment Nature Trail: Board reviewed bid from Yellowstone to address the overgrown landscape on HOA property behind 7120 56th Ter E. The bid identified many owners along 56th Terrace E had the same issue. As the landscape contract will be changing, the board decided to review the eastern and southern perimeter area with the new contractor as well as tree vendors. Andrew agreed to meet vendors for a detailed walk through. Manager will provide a map indicating the areas requiring attention.

2019 Budget: Board reviewed the 2019 Proposed Budget/Assessment.

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

Resolve: To approve the 2019 Budget with the annual assessment remaining at \$540.

Resident Comments: Owner read a letter from a young girl requesting that chickens be allowed in the community because she would like one for a pet. The board stated they are not allowed per the documents, so the response is negative. Manager was requested to review Peace Electric contract to determine street light ownership as contract expires this year and questions were raised regarding possibility of switching street lights to LED.

6. Adjournment

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

Resolve: To adjourn the meeting at 7:35 p.m.



Prepared by Manager on behalf of Secretary