

# CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

July 14, 2022

## BOARD MEMBERS PRESENT:

Eric King  
Dana Magnuson  
Dick Lineberry  
Mike O'Malley  
Austin McIntosh  
Tom Werling  
Rich Hanke

## BOARD MEMBERS ABSENT:

Paula Felver  
Jan Longworth

Guests present: Chris Bennett with Hamilton Hills, LLC., aka Lot 198

Meeting was brought to order by President Dick Lineberry at 7:03 PM.

Chris Bennett introduced himself to the Board and explained that there are no plans yet for building on Lot 198. Currently, the owners are getting to know the property and fixing erosion issues and performing general cleanup and brush removal. Hamilton Hills LLC., does intend to move forward with a public hearing with the Hamilton Planning Commission to seek removal of Lot 198 from the Crystal Bay & Crystal Cove HOA.

The Board is requesting that neighbors refrain from dumping weeds, grass clippings, etc. on Lot 198. Thank you.

## June Board Minutes:

Motion made by Rich Hanke and seconded by Austin McIntosh to approve as presented.  
Motion carried.

## Treasurer's Report:

Eric King reviewed the June Treasurers Report. A review of income and expense activity took place.

Rich Hanke made a motion to approve, and Mike O'Malley seconded. Motion carried.

## Secretaries Report:

Dana Magnuson reported the following correspondence activity.

Disrepair Notices were sent to:

Lot 191/192 – Shipe concerning tree removal and lot reclamation.

Lot 78 – Parker concerning general deterioration of building a maintenance of lot and beach.

Lot 129 – Cassebere - Retaining wall needs painted.

Release of Lien for Lot 198 - Gawel

Tom Werling made a motion to approve, and Austin McIntosh seconded. Motion carried.

**DCC Architectural Report:**

Tom Werling reported.

Lot 60 & 80 Clean Up

Lot 77 wall approved

Lot 90 - block work still pending

Lot 190 & 191 Clean Up

**Old Business:**

**Lot 24 Water Pooling in Lane 271**

Brooks Construction Company has completed the project successfully. After our last rain, the water no longer is pooling at the site.

**Lot 191/192**

We have made specific requests for lot maintenance and are requesting a written plan for the details of who and when these lots will be brought up to acceptable standards. Several exchanges of communications have taken place. A deadline has been set and fines will begin as appropriate.

**Lot 78**

The lot has received some much-needed attention, but we have not received the requested written plans for specific building items and timeline for repair. Further interaction is needed, or fines will be imposed.

**New Business:**

**BOUYS – NO WAKE type**

An assessment will be made to determine if additional buoys will be purchased for the Bay & Cove. Discussion took place about the so many boaters going too fast in all areas of the Bay & Cove. No one is paying attention to them.

**IDLE Speed is the rule for Crystal Bay & Crystal Cove.**

**Definition of IDLE Speed: means the lowest engine speed with minimum load (greater than or equal to zero load). It is the manufacturer-declared value for lowest engine speed possible with minimum load.**

**Lane 282 Trees**

We have trees causing a blind curve that needs to be corrected. We are reaching out to the Town of Hamilton and getting quotes for resolution. More on this as information is gathered.

**CBCCHOA Annual Meeting**

October 8, 2022, 10:00 AM at the Town Hall.

**Next meeting:** August 9, 2022 at 7:00 PM. To be held at Lineberry's Patio (weather permitting)

Motion was made by Tom Werling and seconded by Rich Hanke to adjourn the meeting.

Motion carried.

**Adjournment:** 8:51 PM.

Respectfully submitted,

Dana Magnuson