

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

November 9, 2021

Town Hall

BOARD MEMBERS PRESENT:

Rich Hanke
Dana Magnuson
Dick Lineberry
Paula Felver
Tom Werling
Mike O'Malley
Austin McIntosh
Jan Longsworth

BOARD MEMBERS ABSENT:

Eric King

Meeting was brought to order by President Dick Lineberry at 7:00 PM..

October Board Minutes:

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

New Board Member:

Dana Magnuson made a motion to appoint Jan Longsworth to the CBCC Board of Directors to file the one-year term vacated by Amy Young. Rick Hanke seconded. Motion carried.

Treasurer's Report:

In Eric King's absence Dana Magnuson reviewed the November Treasurers Report.
Paula Felver made a motion to approve, and Rick Hanke seconded. Motion carried.

Secretaries Report:

Dana Magnuson reported that the Bi-annual Business Entity Report has been filed with the Indiana Secretary of State's office.

DCC Architectural Report:

Tom Werling reported:

Lot 31 - Biers - New House Approved
Lot 77 - Simon - New House Approved
Lot 131 - Lot line discussions... Nothing on record

Old Business:

Discussion of the water pooling problem on Lane 271 Lot 24 (Letner's) and possible solutions such as; Street Drain or Yard Trap. More research will be conducted to determine the most reasonable and affordable solution for this issue.

New Business:

Lot 131

Tom Werling made a motion that the Hamilton Lake Conservancy District be allowed access for borrowing under Lane 282, Common Area along CR 300. Mike O'Malley seconded. Motion carried. The boring will be for a new home on CR 300.

Current mowing and snow removal contracts remain in effect for 2022 and 2023 with no increase in prices.

Next meeting: December 14, 2021, at 7:00 PM at Hamilton Fish & Game.

Motion was made by Rick Hanke and seconded by Dana Magnuson to adjourn the meeting.

Adjournment: 7:38 PM.

AGENDA

CBCC November 8, 2021

Approval of minutes from October Board Meeting

Treasurer's Report

Secretary's Report

Filed Bi-Annual Business Entity Report with Indiana Secretary of States Office.

DCC Report

Old Business

New Business

Appoint a new Board Member to fil Amy Young's remaining one year term.

Election of Board Officers.

Next Meeting: 7:00PM December 14, 2021 at Hamilton Fish & Game

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

October 2, 2021

Town Hall

BOARD MEMBERS PRESENT:

Rich Hanke
Dana Magnuson
Dick Lineberry
Paula Felver
Tom Werling
Mike O'Malley
Eric King

BOARD MEMBERS ABSENT:

Amy Young
Austin McIntosh

Meeting was brought to order by President Dick Lineberry at 10:01 AM.

Guests: 17 were in attendance.

September Board Minutes:

Motion made Eric King and seconded by Rick Hanke to approve as presented. Motion carried.

Treasurer's Report:

Eric King reviewed:

- October Bank Statements
- 2021 Treasurers Summary
- Spreadsheet for 2021 summarizing Income and Expenses
- 5 Year Capital Budget 2022-2026
- 2020 Profit and Loss Statement
- 2020 Profit and Loss vs 2019 Profit and Loss Statement
- Summary of Parcels in Process of being Deeded to CBCC Common Area.

Paula Felver made a motion to approve, and Rick Hanke seconded. Motion carried.

Secretaries Report:

Dana Magnuson reported that 3 notices were sent for trailer parking violations. Notice of the Annual Meeting was sent to all lot owners via email and/or snail mail. The CBCC Master Lot List was updated with contact information from the GIS Beacon website.

DCC Architectural Report:

Tom Werling reported that 18 new homes were built in 2021 and that 6 are currently in-process. No new plans have been submitted this month for review.

CBCCHOA Treasurers Report
November 9, 2021

CHECKING:

			Notes:	
Balance	2021-10-01	\$ 10,130.69		Oct 2, 2021 Treasurers Report
Credits		\$ 15,600.00		
			\$ 10,100.00	Oct 4, 2021 Dues and weeds
			\$ 5,500.00	Oct 29, 2021 Dues and weeds
Debits		\$ 847.30		
			\$ 17.30	Oct 11, 2021 KPC Media Group Inc - Annual meeting notifications
			\$ 830.00	Oct 24, 2021 Nate's Lawncare LLC - 21 mowing #14 & #15 @ \$415ea
Balance	2021-11-01	<u>\$ 26,577.99</u>		

SAVINGS - Capital Budget:

			Notes:	
Balance	2021-10-01	\$ 58,536.53		Oct 2, 2021 Treasurers Report
Credits		\$ 0.49		0.01% Interest (as reported in 9/30/2021 Farmers State Bank Statement)
Debits				
Balance	2021-11-01	<u>\$ 58,537.02</u>		

OUTSTANDING/PRIOR OWNER DUES AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Current Legal Actions
152	-	\$ 300.00	2017 lien for unpaid dues. Includes \$50 filling fee.
160	-	\$ 112.00	2015 lien for unpaid dues. Includes \$12 of \$50 filling fee.
198	-	\$ 500.00	2021 lien for unpaid dues (need to confirm amt and fees w Dana)
Total past due	2021-11-01	<u>\$ 912.00</u>	Total past due to the CBCCHOA

OUTSTANDING 2021 OWNERS DUES AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:
		\$0.00
Total	2021-11-01	<u>\$0.00</u>

Total 2021 outstanding to the CBCCHOA

TREASURES NOTES:

- 1) Have received 2022 dues and weedspray for 29 lots of 11/1/2021

Old Business:

Paula Felver has built a new website for us. Thank you, Paula.

www.cbcchoa.org

New Business:

Election of new Board Members for a 3-year term occurred.

Congratulations to Paula Felver, Tom Werling and Dick Lineberry.

Questions from members were fielded and included the following.

It seems that some construction has stalled or stopped. What's going on?

There is difficulty getting siding delivered.

How close can concrete be poured to the water?

That is a DNR question.

There is a 30 day to complete landscaping from move in date. Is that being enforced?

Since Covid, material and labor shortages, as well as the size of some landscape projects, we have not been enforcing the 30-day limit.

Ralph Traycoff (DCC member) feels the Board is not responding to his complaints regarding wooden retaining walls.

Raphl was asked to submit the specifics to the Board for consideration.

Concern was expressed about the abundance of yellow weeds on Lane 282.

Currently there are no plans for weed control by CBCC. Contact the city with any concerns.

Lot 198 driveway is still unpaved. What is the plan?

The CBCC Board is in negotiations with the lot owner on future building plans for this lot.

Current mowing and snow removal contracts remain in effect for 2022.

Next meeting: November 9, 2021, at 7:00 PM at Hamilton Fish & Game.

Motion was made by Eric King and seconded by Rich Hanke to adjourn the meeting.

Adjournment: 10:40 PM.

August 27, 2021

Dana Magnuson
CBCC HOA Board
P.O. Box 57
Hamilton, IN 46742

RE: Amy Young's 1-year term Board Member position

Dana,

I would be interested in filling the remainder of Amy Young's Board Member position for 1 year. If selected to fill this position, I would consider at the end of that year another term at that time. At this time, I am not interested in an officer position.

From 2018 – 2020 I was on the Noble County Visitor Bureau Board. I did hold the position of Vice President from 2019 – 2020 while on that board.

With my employment at Rathburn Tool and Manufacturing in Auburn, Indiana, I am Vice President of the company. I handle all accounting functions, HR functions, and oversee General Operations of our facility.

As a resident of Crystal Bay/Crystal Cove, I feel that it is in my best interest to be involved and/or at minimum attend the monthly meetings of the HOA as the decisions that are made directly affect my property.

With my prior Board experience, my work experience and my desire to be involved as a resident, I believe I could be of value to the Board as a member.

Thank you in advance for considering me for this position.

Jan Longsworth
15 LN 283 Hamilton Lake
Hamilton, IN 46742
260-242-0759



Payment Confirmation Number: 7213572605

Receipt Date: 10/07/2021

Dana Magnuson
375 Lane 270 Hamilton Lake
Hamilton, IN, 46742

The following are the details of your transaction(s) submitted:

Transaction details:

Name	Transaction Description	Filing Agency	Created Date	Amount
CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION, INC.	Business Entity Report	Secretary of the State	10/07/2021	\$21.00
Total Amount				\$21.00
Processing Fee				\$1.00
Grand Total				\$22.00
Payment Type				Credit Card