

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

November 8, 2022

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Eric King

v

Lot 198

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

Approximately thirty guests attended the meeting. Three Hamilton Hills, LLC representatives were among those present.

Chris Bennett of Hamilton Hills LLC., explained that they are moving forward with the process already underway that was initiated by Mark Gawel (the previous owner of Lot 198). This process is **the petition to have the Hamilton Planning Commission remove Lot 198 from the Plat of Crystal Bay & Crystal Cove HOA**. No firm plans yet exist for Lot 198. Issues with engineering, DNR, Army Corp of Engineers, Steuben County, Town of Hamilton, and infra-structure (streets, water sewer) are yet to be determined. Marion Tarlton also representing Hamilton Hills LLC., attended. Mr. Tarlton is President of Tarlton Plumbing Heating Electric in Garrett. When asked directly who the other owner was, we were advised he wished to remain anonymous. Information obtained from the Hamilton Planning Commission meeting minutes identify the other owner as Walter Fuller. Mr. Fuller has several holdings including Bridgewater Golf Course and Adventure Homes in Garrett. See the website adventurehomes.net

Mike Lectner(?) (representing his daughters' interest) stated that they have no intention of high-density development. That the homes would be for some of the HH, LLC., owners personal use and be in line with existing homes already built in Crystal Cove, but on larger parcels with possible detached garages/barns.

Discussion, questions, and answers followed, and are broadly summarized as follows:

- . CBCC lot owners do not want anything developed that would impact in a negative way their property value or their continued enjoyment of the existing HOA and its' surrounding area.
- . Hamilton Hills, LLC., would ultimately develop their own HOA with similar rules for the same underlying reasons and principles as CBCC apart from lot sizes, out buildings, and lake access.

- . Why does Hamilton Hills LLC., not want to work with Crystal Bay & Crystal Cove HOA if we have so much in common?
- . Why not work together to get what you want?
- . Lot 198 was in Crystal Bay & Crystal Cove when it was purchased.
- . CBCC lot owners fear and have concerns about lot 198 resale once it is removed from CBCC. The next owner would have no restrictions for development and use.
- . CBCC Board and lot owners are eager to work with Hamilton Hills, LLC., and are willing to compromise on certain issues once plans are created and submitted to the architectural review committee.
- . The bottom line is that Crystal Bay & Crystal Cove lot owners are uneasy and do not trust Hamilton Hills LLC., with being free of the Association and free of any land use restrictions. It is understood that many issues must be resolved before detailed plans can be created. But we do not know these new owners and they are being very vague about who they are. Most in attendance feel it is in CBCC's best interest to keep Lot 198 in the Association.

All CBCC lot owners are encouraged to write a letter to Brent Shull, town manager, that expresses your concerns about Lot 198.

Plan on attending the **Hamilton Planning Commission Public Hearing** November 28, 2022, at Hamilton Town Hall, 7:00 PM.

The format of the meeting may or may not allow everyone to speak their piece. So, your written letter will guarantee your voice is heard. If allowed to speak, you will be allowed to read your letter.

October Board Minutes:

Motion made by Tom Werling and seconded by Rich Hanke to approve as presented.
Motion carried.

Treasurer's Report:

Dana Magnuson in Eric Kings absence reviewed the November Treasurers Report. A review of Savings and Checking account balances took place.

Rich Hanke made a motion to approve, and Austin McIntosh seconded. Motion carried.

Secretary's Report:

Dana Magnuson reported no correspondence activity. Invoices for CBCC 2023 Dues & Assessments will be mailed in November for \$550.00 per lot and will be due no later than December 31, 2022.

DCC Architectural Report:

Tom Werling reported that Lot 140 has an issue with installed concrete landscaping regarding permanent vs non-permanent. All parties are working through a resolution (CBCC, Lot Owner and Town of Hamilton).

Old Business:

Beavers

Paula Felver reported that the beaver house at the entrance to Muskrat Bay has undertaken an expansion project that is not authorized. She has been in contact with Tom Selman (the county trapper) who helped us last year to reduce the beaver herd size. Mr. Selman advised that if the top of the beaver house was removed, they may abandon the location. We will also need to remove the existing debris as we have previously done. The Hamilton Lake Association has advised us that they are willing to split the expense of this debris removal. Dick Lineberry will ask if the fire department would supervise a control burn on the beaver house also. Good luck beavers!

Violation Policy

Paula Felver has updated our website with the new Violation Policy. Please review it.

Website Statistics

Paula Felver reported that www.cbcchoa.org has had over 3,000 clicks this year and 479 clicks in the month of October. All members are encouraged to get their HOA information from this site.

New Business:

Home Décor Contest

Jan Longsworth is spearheading a Home Décor Contest for the Christmas Season. She will begin the discussion on the HOA Facebook page. The Board of Directors will be the judges. And cash prizes for the winners. See the 2022 CBCCHOA HOME DECORATING CONTEST JUDGING REPORT on our website for more details.

AEP Tree Management

Tree trimming along CR 300 by the entrance to Lane 280 will be taking place in our common area. This trimming will ensure efficient electrical service and reduce possible falling limb problems.

Next meeting: December 13, 2022, at 7:00 PM. To be held at Hamilton Fish & Game Club.

Motion was made by Paula Felver and seconded by Tom Werling to adjourn the meeting. Motion carried.

Adjournment: 8:04 PM.

Respectfully submitted,
Dana Magnuson