

# **Annual Meeting**

## **AGENDA**

**CBCC October 2, 2021**

### **Approval of minutes from September Board Meeting**

### **Treasurer's Report**

Capital Budget Report

2022 Dues & Assessments

### **Secretary's Report**

Sent notice for annual meeting, 2022 dues & Assessments.

Sent three notices regarding trailer parking complaints.

Updated CBCC Master Lot List with names, addresses, phones, and email data.

### **DCC Report**

### **Old Business**

### **New Business**

Election of Board Members (Terms expire for Dick Lineberry, Eric King, and Paula Felver). Candidates for consideration this year; Andrew Wappes, Dick Lineberry, Paula Felver and Eric King.

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

# CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

September 14, 2021

Meeting held at Hamilton Fish & Game.

**BOARD MEMBERS PRESENT:**

Rich Hanke  
Dana Magnuson  
Dick Lineberry  
Paula Felver  
Tom Werling  
Amy Young

**BOARD MEMBERS ABSENT:**

Mike O'Malley  
Eric King  
Austin McIntosh

Meeting was brought to order by President Dick Lineberry at 7:01 PM.

Guests: Jan Longworth, Brian Goetz, Andrew Wappes

**August Board Minutes:**

Motion made Amy Young and seconded by Rick Hanke to approve as presented. Motion carried.

**Secretaries Report:**

Prepared Annual Meeting Notice for approval. Amy Young made a motion to approve the Secretaries Report and Rick Hanke seconded. Motion carried.

**Treasurer's Report:**

Dana Magnuson reported in Eric King's absence with the Capital Budget and Treasurer's Reports for July, August, and September. See Website for these reports. Rick Hanke made a motion to approve, and Paula Felver seconded. Motion carried

**DCC Architectural Report:**

Tom Werling reported:  
Lot 4 – Nicholls – Added Deck  
Lot 45 – Plant – Added Landscape  
Lot 77 – Simon – New Home Pending  
Lot 170 – Blauvelt – New Home

**Old Business:**

Trailer parking in driveways is not allowed. Those who continue to park trailers will be receiving a notice from the Board reminding these individuals of the rule and regulations.

**New Business:**

CBCC HOA Annual Meeting is to be on October 2, 2021 at the Town Hall 600S Wayne St. at 10:00 AM. Election of 3 new Board Members will take Place.

A Special Planning Meeting will take place prior to the Annual Meeting to prepare the agenda.

**Next meeting:** October 2, 2021, at 10:00 AM at Town Hall, 900 S Wayne St.

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

**Adjournment:** 7:40 PM.

# CBCCHOA ANNUAL MEETING

Oct 2, 2021

CBCCHOA Treasurers Report  
October 2, 2021

CHECKING:

			Notes:
Balance	9/13/2021	\$ 10,130.69	Sep 13, 2021 Treasurers Report
Credits		\$ -	
		\$ -	
Debits		\$ (1,245.00)	
		\$ (1,245.00)	21 mowing #11, #12 & #13 @ \$415ea
Balance	10/1/2021	<u>\$ 8,885.69</u>	

SAVINGS - Capital Budget:

			Notes:
Balance	9/13/2021	\$ 58,536.09	Sep 13, 2021 Treasurers Report
Credits		\$ 0.44	0.01% Interest (as reported in 9/30/2021 Farmers State Bank Statement)
Debits			
Balance	10/1/2021	<u>\$ 58,536.53</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	10/1/2021	<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	10/1/2021	<u>\$0.00</u>

Total 2021 outstanding to the CBCCHOA

**TREASURES NOTES:**

- 1) Nothing additional

2021 Crystal Bay Crystal Cove HOA Annual Meeting  
Treasurers Summary  
Oct 2, 2021

Profit and Loss Statements:

- 2018 Net Income \$(3,693.69) loss
- 2019 Net Income \$(5,371.26) loss
- 2020 Net Income \$29,331.54 profit

2020 Expenses:

- Mowing
  - Bidding process reduced cost of mowing
    - from legacy cost of \$540.00/mowing
    - to \$415.00/mowing for 2020 and 2021
    - CBCCHOA will rebid for 2022 and 2023.
      - 2019: 23 mowing's would have saved \$2,875.00
      - 2020: 15 mowing's total saved \$1,875.00
      - 2021: 13 mowing's ytd have saved \$1,625.00

\$125/mowing  
savings

CBCCHOA bid process  
has saved over \$3,500

Dues and Weeds Assessments:

- 2017: \$100.00/lot HOA dues only
- 2018: \$250.00/lot = \$100 HOA dues and \$150 HLA weed spray
- 2019: \$250.00/lot = \$100 HOA dues and \$150 HLA weed spray
- 2020: \$350.00/lot = \$200 HOA dues and \$150 HLA weed spray
- 2021: \$450.00/lot = \$300 HOA dues and \$150 HLA weed spray
- 2022 and future: \$550.00/lot = \$400 HOA dues and \$150 HLA weed spray (proposed)

Notes:

- Maximum annual assessment per lot is \$400.00 per CBCCHOA Covenants Article IX Section 9.4
- Additional lake association assessment of \$150.00 per lot per CBCCHOA Covenants Article IX Section 9.9

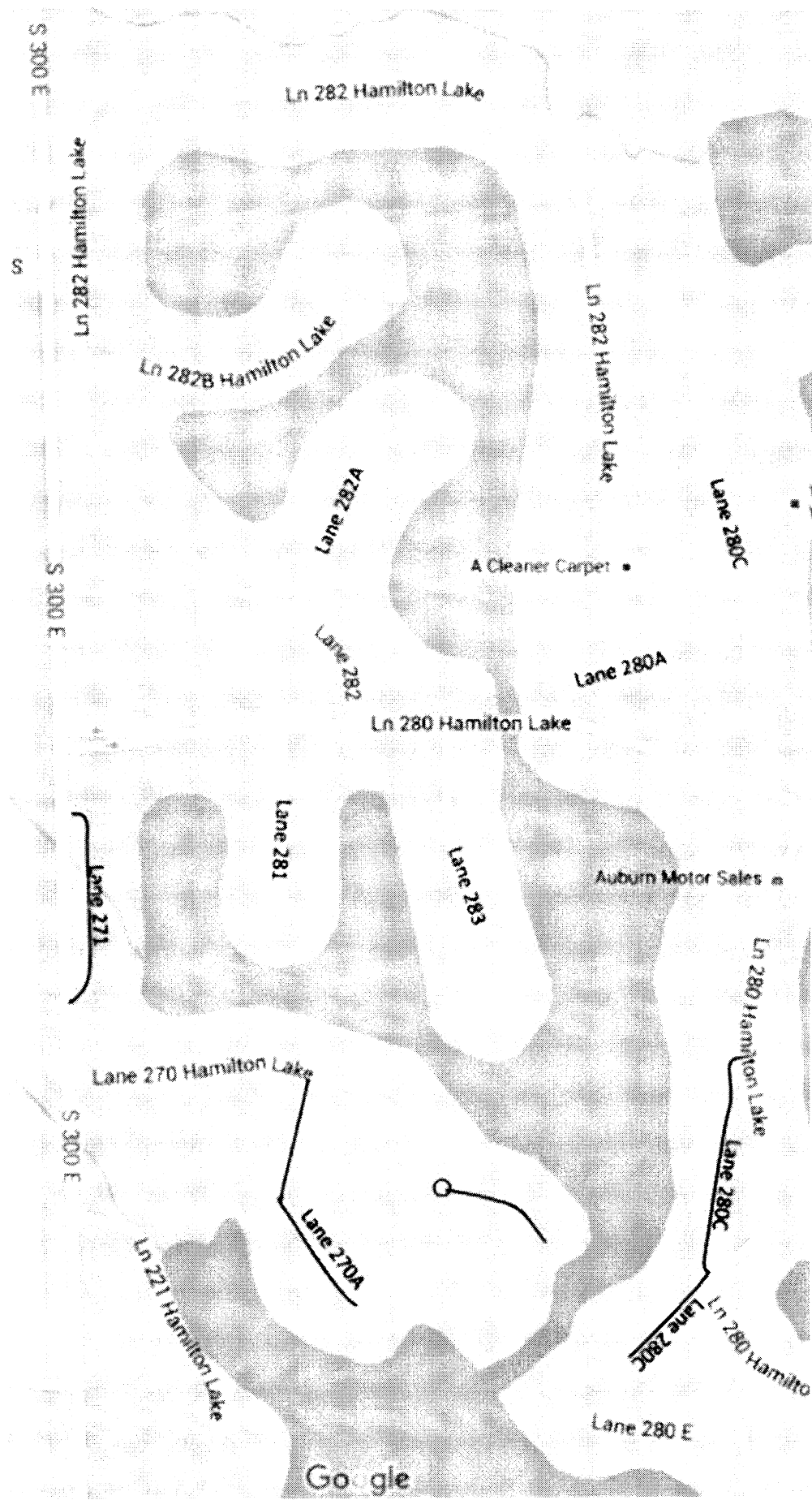
	2021	Deposit or Credit	Dues/Weed Spray Refund	H/LA Weed Spray	Snow/Salt	Mowing/Landscape	Dirt Work	Taxes and Prep	Tax Sale and Legal Fees	Misc Office Expense	Insurance	Private Road Maint	Xfer to Savings
1/1/2021	Jan	\$ 13,050.00			\$ 290.00								
2/1/2021	Feb	\$ 1,350.00			\$ 760.00								
3/1/2021	Mar	\$ 4,300.00			\$ 560.00								
4/1/2021	Apr	\$ 1,000.00	\$ 700.00	\$ 13,575.00		\$ 3,450.00			\$ 157.85	\$ 49.15			
5/1/2021	May	\$ 1,125.00				\$ 830.00			\$ 982.80				
6/1/2021	Jun	\$ 450.00											
7/1/2021	Jul	\$ -				\$ 830.00							
8/1/2021	Aug	\$ -											
9/1/2021	Sep	\$ -				\$ 3,735.00							\$ 13,000.00
10/1/2021	Oct												
11/1/2021	Nov												
12/1/2021	Dec												
			\$ 700.00	\$ 13,575.00	\$ 1,610.00	\$ 8,845.00	\$ -	\$ -	\$ 1,140.65	\$ 49.15	\$ -	\$ -	
			<u>\$ 25,919.80</u>										
													<u>\$ 13,000.00</u>
													<u>\$ 21,275.00</u>



CBCCHOA 5 Year Capital Budget - 2022 through 2026

CBCCHOA Property	Project Cost	Notes
Lane 270 (private road portion)	\$ 35,200.00	Grind, base, and top coat
Lane 270A	\$ 58,500.00	Grind, base, and top coat
Lane 271	\$ 58,000.00	Grind, base, and top coat
Lane 280C	\$ 104,200.00	Grind, base, and top coat
Paint 270A bridge Railing	\$ 15,000.00	Prep and paint
Paint 280 Bridge Railing - Proposed County Match	\$ 10,000.00	Prep and paint
Lane 270 - CBCCHOA Retaining Wall 290ft	\$ 5,000.00	Add drainage, backfill, and seal cracks
Lane 270 - CBCCHOA Retaining Wall 290ft	\$ 10,000.00	Bring to compliance with CBCC Architectural Stds
Lane 280C - CBCCHOA Retaining Wall 225ft	\$ 5,000.00	Add drainage, backfill, and seal cracks
Lane 280C - CBCCHOA Retaining Wall 225ft	\$ 10,000.00	Bring to compliance with CBCC Architectural Stds
Lane 280C Common area	\$ 5,000.00	Resolve property issue
Lane 280C Common area	\$ 7,500.00	Bring to compliance with CBCC Architectural Stds
Lane 280 Entrance - Landscaping	\$ 5,000.00	Overhaul
Lane 282 Entrance - Landscaping	\$ 2,500.00	Overhaul
Lane 280/282 Common area	\$ 10,000.00	Bring to compliance with CBCC Architectural Stds
CB West water entrance	\$ 2,500.00	Plan and permits to make compliant with CBCC Architectural Stds
Private Road Crack Fill and Seal	\$ 20,000.00	Every 3yrs (last in '20)

\$ 363,400.00 Total 5 year capital plan



**2020 Profit and Loss Statement**  
**Crystal Bay Crystal Cove Home Owners Association**

January - December 2020

INCOME

Member Dues and Weed Spray	\$	98,825.00
Member Fines and Judgments	\$	500.00

Total Income		<u>\$ 99,325.00</u>
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EXPENSE

Professional Services	<u>\$</u>	<u>50,925.43</u>
HLA Weed Spray	\$	45,725.00
Tax Sale and Legal Fees	\$	5,120.43
Taxes and Prep	\$	80.00
Insurance	<u>\$</u>	<u>806.00</u>
Office Expenses	<u>\$</u>	<u>877.53</u>
Dues/ Weed Spray Refund	\$	400.00
Misc Office Expense	\$	477.53
Maintenance	<u>\$</u>	<u>17,384.50</u>
Snow/ Salt	\$	1,100.00
Mowing	\$	6,300.00
Dirt Work	\$	-
Private Road Maint	\$	9,984.50

Total Expense		<u>\$ 69,993.46</u>
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NET OPERATING INCOME		<u>\$ 29,331.54</u>
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Other Income		\$0.00
Other Expenses		\$0.00

Net Other Income		<u>\$0.00</u>
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NET INCOME		<u>\$ 29,331.54</u>
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**2020 Profit and Loss Statement  
Crystal Bay Crystal Cove Home Owners Association**

January - December 2020

INCOME			
	Member Dues and Weed Spray	\$	98,825.00
	Member Fines and Judgments	\$	500.00
	<b>Total Income</b>	<b>\$</b>	<b>99,325.00</b>
EXPENSE			
	Professional Services	\$	50,925.43
	HLA Weed Spray	\$	45,725.00
	Tax Sale and Legal Fees	\$	5,120.43
	Taxes and Prep	\$	80.00
	Insurance	\$	806.00
	Office Expenses	\$	877.53
	Dues/ Weed Spray Refund	\$	400.00
	Misc Office Expense	\$	477.53
	Maintenance	\$	17,384.50
	Snow/ Salt	\$	1,100.00
	Mowing	\$	6,300.00
	Dirt Work	\$	-
	Private Road Maint	\$	9,984.50
	<b>Total Expense</b>	<b>\$</b>	<b>69,993.46</b>
	<b>NET OPERATING INCOME</b>	<b>\$</b>	<b>29,331.54</b>
	Other Income	\$0.00	
	Other Expenses	\$0.00	
	<b>Net Other Income</b>	<b>\$0.00</b>	
	<b>NET INCOME</b>	<b>\$</b>	<b>29,331.54</b>

**2019 Profit and Loss Statement  
Crystal Bay Crystal Cove Home Owners Association**

January - December 2019

INCOME			
	Member Dues and Weed Spray	\$	46,490.00
	Member Fines and Judgments	\$	400.00
	<b>Total Income</b>	<b>\$</b>	<b>46,890.00</b>
EXPENSE			
	Professional Services	\$	34,005.28
	HLA Weed Spray	\$	29,550.00
	Tax Sale and Legal Fees	\$	4,130.28
	Taxes and Prep	\$	325.00
	Insurance	\$	924.00
	Office Expenses	\$	3,651.98
	Dues/ Weed Spray Refund	\$	963.00
	Misc Office Expense	\$	696.98
	Maintenance	\$	15,680.00
	Snow/ Salt	\$	1,420.00
	Mowing	\$	12,770.00
	Dirt Work	\$	1,490.00
	<b>Total Expense</b>	<b>\$</b>	<b>52,261.26</b>
	<b>NET OPERATING INCOME</b>	<b>\$</b>	<b>(5,371.26)</b>
	Other Income	\$0.00	
	Other Expenses	\$0.00	
	<b>Net Other Income</b>	<b>\$0.00</b>	
	<b>NET INCOME</b>	<b>\$</b>	<b>(5,371.26)</b>

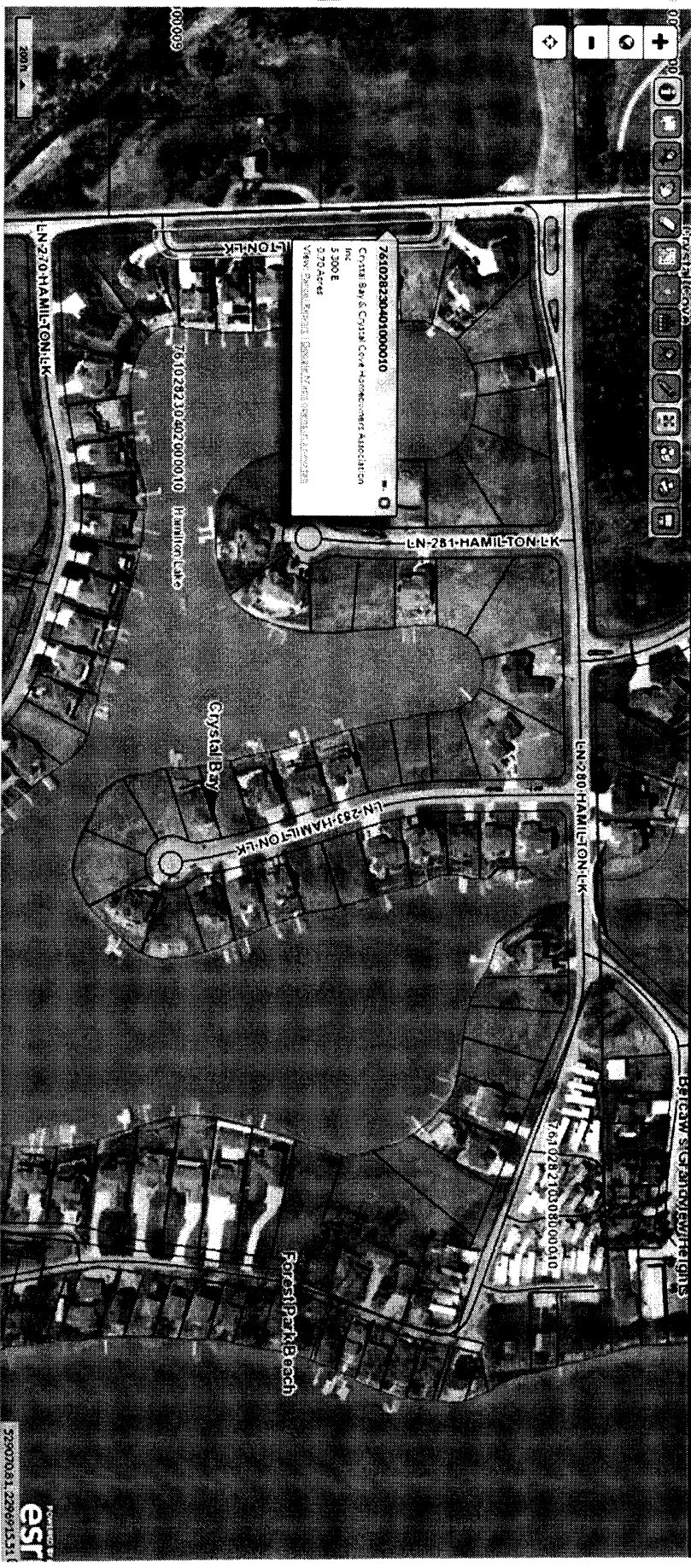
Layer List Legend

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Layers:

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- Land Records
- Subdivisions
- LOTS
- Blocks
- Tax Sale Parcels
- Parcels
- Parcel Numbers
- Parcel Acreage
- Parcel Dimensions
- Lot Dimensions
- Boundaries
- Transportation
- Voting
- Precincts
- Planning
- Community
- 2009 Aer 35
- 2012 Aer 35
- 2015 Aer 35
- 2017 Aer 35
- 2019 Aer 35

Basemap Label Details




**761028230401000010**  
 Crystal Bay & Crystal Cove Homeowners Association  
 3300 E  
 5702nd St  
 View Details Report Download Add to Favorites




Parcel ID: 761028230401000010  
 Sec/Twp/Rng: 28-36-14  
 Property Address: 300 E HAMILTON  
 District: HAMILTON  
 Brief Tax Description: HAMILTON CORP  
 Crystal Bay Common Area 'A' (Private Drive #3), 702A  
 (Note: Not to be used on legal documents)

Alternate ID: 10-28-230-401-000-36  
 Class: Res - Vacant Platted lot  
 Acreage: 0.702  
 Owner Address: Crystal Bay & Crystal Cove Homeowners Association Inc  
 375 LN 270 Hamilton Lake  
 HAMILTON, IN 46742













- 13 parcels total comprise CBCCHOA common area
- 6 have been deeded to CBCCHOA
- 6 additional are in the legal process of being converted to CBCCHOA as deeded owner
- 1 remains in the name of Northwest Hamilton Lake Development Company

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Layers  Map Home Search Comp Search **Results** Comp Results Parcel Report

**Results**     
6 Results

Select All  Columns

Select	Parcel ID	Owner	Property Address	City
<input type="checkbox"/>	 <a href="#">7610282304010000010</a>	 Crystal Bay & Crystal Cove Homeowners Association Inc	S 300 E	HAMILTON
<input type="checkbox"/>	 <a href="#">7610282304030000010</a>	 Crystal Bay & Crystal Cove Homeowners Association Inc	LN 270A HAMILTON LK	HAMILTON
<input type="checkbox"/>	 <a href="#">7610282304050000010</a>	 Crystal Bay & Crystal Cove Homeowners Association Inc	LN 270A HAMILTON LK	HAMILTON
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<input type="checkbox"/>	 <a href="#">7610282304070000010</a>	 Crystal Bay & Crystal Cove Homeowners Association Inc	LN 280C HAMILTON LK	HAMILTON
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