

# CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

April 13, 2021

## Meeting held at Hamilton Fish & Game

**Guests:** Mark Gawel

### **BOARD MEMBERS PRESENT:**

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

### **BOARD MEMBERS ABSENT:**

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

### **March Board Minutes:**

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

### **Secretaries Report:**

Correspondence sent to Lot 73 – Cunningham for pier modification approval.  
Correspondence sent to Lot 198 – Gawell as a warning for failure to resolve various Covenants' violations.  
Motion made by Paula Felver and seconded by Mike O'Malley to approve as presented.  
Motion carried.

### **Treasurer's Report:**

Eric King presented the April balances for our Checking and Savings accounts. A review of the 2021 Dues & Assessments shows that 4 lot owners have not yet paid. These documents can be reviewed in the attached file "CBCC April 2021 Supporting Docs".  
Rich Hanke made a motion to approve the March Treasurers Report and Amy Young seconded. Motion carried.

## **DCC Architectural Report:**

Tom Werling reported:

Lot 162 - New Deck

Lot 126 - Grading of lots... Nothing confirmed and/or submitted.

Lot 48 - Landscaping/Fire Pit.

Lot 35 - Dock Approval.

Lot 33 - Dock, Retaining Wall, Fence.

Lot 30 - Jet Ski Lift.

Lot 22 - Dock Approval.

## **Old Business:**

Lot 198 – Previous violations have not been resolved by the lot owner. Eric King, Paula Felver and Austin McIntosh had a meeting with Mark Gawel to discuss the violations currently needing resolved. Mark was presented with past copies of correspondence that was mailed to the address on record with Steuben County for his property. Mark did present a rough draft copy of some of his plans for Lot 198 in discussion with Eric and Austin.

Mark Gawel was present at the Board Meeting and gave a formal review of his plans. See attached copies in the “CBCC April 2021 Supporting Docs”. Mark also presented a letter to the Board that explains his basis for justification of non-compliance with CBCC Covenants’, in that he believes that Lot 198 is not part of Crystal Bay & Crystal Cove HOA. Dick Lineberry thanked Mr. Gawel for the presentation and indicated that a special Board Meeting will be held on Thursday April 15, at 7:00PM, at the Lineberry residence. The Board will review the appropriate next steps to move forward.

CBCC Common Area - Ownership of the parcel of land on the east side of Lane 280C (the retaining wall and hilltop) will be submitted to attorney Brinkerhoff for research of titled ownership.

The owner of Lot 197 has asked if the CBCCHOA would entertain the possibility of their lot being donated to the Association for inclusion to existing Common Area. Discussion ensued as to pros and cons. Dick Lineberry and Tom Werling will talk to the Town of Hamilton for any interest in a city park.

## **New Business:**

Nate’s Landscape Service has completed the renovation of the landscaping at the Lane 280 entrance. He has been paid as quoted.

**Next meeting:** May 11, 2021, at 7:00PM at Hamilton Fish & Game.

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

**Adjournment:** 7:53 PM.