

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

June 13, 2023

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Tom Werling

Meeting was called to order by President Dick Lineberry at 6:57 PM.

Guests Present: Kasey Tolumbo for 100 Lane 282. Had a question about approval from DCC that was just recently approved.

May Board Minutes:

Motion made by Rich Hanke and seconded by Mike O'Malley to approve as presented.
Motion carried.

Treasurer's Report:

Eric King presented the May and June Treasurer's reports with a detailed review of income and expenses. Reports are available at the CBCCHOA.org website. Austin McIntosh made the motion to approve, and Jan Longsworth seconded the motion. Motion carried.

Secretary's Report:

Dana Magnuson reported that violation notices were sent to those individuals that had no yard lights in their front yard. Notices were also sent to those who do not have their street number displayed in the manner described in the CBCC Covenants. Motion made by Paula Felver and seconded by Rich Hanke. Motion Carried.

DCC Architectural Report:

Tom Werling was not present for this Board Meeting, and Dana Magnuson presented his report.

Lot 136 – Additional stone at retaining wall – ok.

Lot 138 – Retaining paint – ok.

Lot 198 – Lakeland Internet parking – NO.

Lot 124 – Landscape Maintenance - approved

Old Business:

Discussion was had regarding the recent violation notices for yard lights, address plaques, etc. After violation notices are sent, no one is following up to inspect for actual compliance. The Board desires that an inspection process be created so that the Board can inspect what it expects. The DCC needs to be invited to, and attend, the regular monthly meetings to keep all parties informed of issues and resolutions.

New Business:

Tom Werling will be ineligible for his position on the DCC and the CBCCHOA as he is no longer a resident of Crystal Bay & Crystal Cove. Dick Lineberry made a motion to appoint Brad Lee to the DCC, with Rich Hanke seconding the motion. Motion carried. There will also be a Board of Directors vacancy until this year's Annual Meeting and election of Directors in October. Persons interested in this short-term position should contact Jan Longworth before the July 10 CBCC Board Meeting.

VRBO – There are rumors floating around that it is acceptable for CBCC residents to short term rent their properties. This is false. The Covenants state:

Section 2.5. Character of the Development.**(a) Use of Lots.**

(i) Except as may be otherwise expressly provided in this Declaration, each Lot shall be used for residential purposes only as a residence for a single family related by blood, adoption, or marriage. No business buildings shall be erected on said Lots, and no business may be conducted on any part thereof, other than the home occupations permitted in the Town of Hamilton Code of Ordinances, state of Indiana, as amended from time to time. Lease or rental of a Lot or any building thereon shall be considered to be a violation of this covenant excepting house rental provided, however, all such Leases shall be in writing and shall be for a minimum term of not less than six (6) months. Any lessee or tenant shall in all respects be subject to the terms and conditions of this Declaration, the Bylaws, and the rules and regulations adopted hereunder.

Secretarial Duties – Dana Magnuson has asked to be relieved of his duties as Board Secretary. He will remain on the Board for the remainder of his term. Jan Longworth has volunteered to take over the future duties as Secretary.

Next meeting: July 11, 2023, at 7:00 PM. To be held at Dick Lineberry's patio.

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

Adjournment: 7:48 PM.

Respectfully submitted,
Dana Magnuson