

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

October 8, 2022

Town Hall

BOARD MEMBERS PRESENT:

Rich Hanke
Tom Werling
Dick Lineberry
Paula Felver
Mike O'Malley

BOARD MEMBERS ABSENT:

Dana Magnuson
Austin McIntosh
Eric King
Jan Longsworth

The meeting was brought to order by President Dick Lineberry at 10:02 AM who welcomed everyone and thanked them for attending.

Guests: 25 were in attendance.

September Board Minutes:

The minutes were read by Paula Felver with one correction noted. The Lot number referenced in the wood retaining wall needs to be removed is lot 53 not lot 52. Motion made by Rich Hanke and seconded by Tom Werling to approve as amended. Motion carried.

Treasurer's Report:

The treasurer's report was handed out to everyone to review.
Paula Felver made a motion to approve and Tom Werling seconded. Motion carried.

Secretaries Report:

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 4 new homes were started/built in 2022. No new plans have been submitted this month for review.

Old Business:

Our website is www.cbcchoa.org. You can find all HOA information on this site.

We contracted with Brooks Construction to solve the water pooling/drainage problem on Lane 271. The work was completed this summer and the problem no longer exists.

Lot 198 has been purchased by Hamilton Hills, LLC. A group of four individuals. We have heard they may be requesting the lot be removed from the Association. We have retained the services of Bob Eherenman with Haller & Colvin in Ft. Wayne. His specialty is property law and he has worked with other neighborhood associations.

New Business:

The Board Members whose term was up were extended for a 3-year term since no one else ran for the open board positions. Congratulations to Austin McIntosh, Jan Longsworth and Rich Hanke.

Questions/Requests from members were fielded and included the following.

- The sign at the entrance to Crystal Bay by water is missing.
 - Paula Felver to follow-up with HLA.
- How many empty lots are left in Crystal Bay/Crystal Cove.
 - There are 40 unbuilt lots within the HOA. As discussed on Saturday, not all of these open lots will be built on. Some lots are owned by multiple owners and/or the lot is utilized for other means than a new home.
- Concern was expressed about the safety of some activities being done by boaters back in the HOA e.g., pulling tubers.
 - Any problems on the water needs to be addressed with the DNR or Police. We have no control or authority over navigable waters.
- It was requested that we not throw trash in the Wetlands on Lane 270.
- It was requested that the Violations Policy that is currently on our website be sent in paper copy to all HOA members.
- A caution was expressed to everyone to be aware when driving past construction sites as it easy to pick up a nail or other objects and get a flat tire.
- It was requested that statistics be presented on the activity on our website
 - Paula Felver will pull the stats and present at the next board meeting.

Current mowing and snow removal contracts remain in effect for 2023.

Tom Werling will put something together showing how much of Crystal Bay/Crystal Cove has been built upon. The town needs this information to entertain resurfacing the streets.

Next meeting: November 8, 2022, at 7:00 PM at Hamilton Fish & Game.

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

Adjournment: 10:40 AM.

Respectfully submitted:
Paula Felver