

**CRESTRIDGE ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 28, 2016**

MINUTES

The Board of Directors Meeting of the Crestridge Estates Homeowners' Association was held on Thursday, January 28, 2016 at the home of Deb Craiger

Board President Milt Rogers called the meeting to order at 6:00 p.m. (PST) and welcomed everyone to the meeting. Five (5) of the six (6) board members were present; therefore there was a quorum.

Board Members Present: Milt Rogers, President
Deb Craiger, Treasurer
John Hathaway, Director
Skip Butler, Director

Board Members Absent: Cherry Spurlock, Secretary
Donna Evans, Director

CLPM Representatives Present: Susan Quartucy
Jeffrey Weston

APPROVAL OF AGENDA

The Board received and reviewed the Agenda.

A motion was made by Deb Craiger, seconded by Skip Butler and carried unanimously to approve the Board Meeting Agenda as submitted by Crystal Lake Property Management.

OPEN FORUM

A discussion was held by Deb Craiger with the Board stating she is considering installing a pickle ball court on her lot. The Board did not think there would be any concerns stating it would have to be reviewed by the Design Review Committee.

The Board discussed the current condition of the entry monument asking if they could have it re-stained. Susan Quartucy stated she would ask her maintenance department to take care of it.

APPROVAL OF MINUTES

The Board received and reviewed the minutes of the October 22, 2015 Board Meeting.

A motion was made by John Hathaway, seconded by Deb Craiger and carried unanimously to approve the October 22, 2015 Board Meeting Minutes.

FINANCIAL REVIEW

The Board received the financial statements for the months ending October 31, 2015, November 30, 2015 and December 31, 2015.

Susan Quartucy of Crystal Lake reviewed with the Board the financial statements for the year-end ending December 31, 2015.

A motion was made by Deb Craiger, seconded by John Hathaway and carried unanimously to approve the October 31, 2015, November 30, 2015, and December 31, 2015 Financial Statements for filing as prepared by Crystal Lake Property Management.

GENERAL DISCUSSION – NEW BUSINESS

General Community Policy Guidelines

The Board received and reviewed a draft copy of the “General Community Policy Guidelines” as requested to be prepared by Board President Milt Rogers.

The Board took some time and reviewed the proposed guidelines and made some minor revisions. Susan Quartucy stated she would make the revisions and resend the document to the Board for further review and comment prior to the adoption of these guidelines noting that these do not conflict with the CC&R’s and provide further clarification of the rules to the Crestridge Estates homeowners.

DESIGN REVIEW COMMITTEE

The Board received and reviewed a “Letter of Appeal” from the owners of 7390 NW Poplar Drive asking the Board to reconsider the decision made by the Design Review Committee (DRC). The DRC met and discussed the application as submitted for the shed which had already been constructed. They found there were several variances to the CC&R’s as follows as no application was submitted prior to construction and they

found the shed not to be in compliance noting that the siding does not match the main structure (home). Therefore, the DRC has asked that new siding be added and asked that the application be sent to the Board of Directors to enforce compliance.

Milt Rogers stated that he has looked at the shed several times and stated it is a nice looking shed. Skip Butler added that he also agrees that it looks better than many other structures in the community. John Hathaway stated he feels it is very important for all of the homeowners to be held accountable to the CC&R's; therefore, they should bring the shed up to the standards as required.

Upon further discussion, it was agreed that everyone would take another look at this existing shed and to email Susan Quartucy of Crystal Lake with their decision no later than February 5, 2016.

EXECUTIVE SESSION

No homeowners were present at this meeting other than the board members; therefore, there was no need to go into Executive Session. The Board discussed how they plan to address the delinquent owner accounts at this time. With that, the Board directed Susan Quartucy of Crystal Lake to proceed with further action to be taken to collect the outstanding HOA dues owned to the Association.

ADJOURNMENT

With no further business to be conducted, a motion was made by Deb Craiger, seconded by Skip Butler to adjourn the meeting at 7:10 p.m.

Respectfully Submitted:

Susan Quartucy
Property Manager

Acknowledged By:

Cherry Spurlock
Secretary