# CRESTRIDGE ESTATES HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING WEDNESDAY, OCTOBER 12, 2016

# **MINUTES**

The Board of Directors Meeting of the Crestridge Estates Homeowners' Association was held on Wednesday, October 12, 2016 at the home of Board Member Donna Evans.

Board President Milt Rogers called the meeting to order at 6:00 p.m. (PST) and welcomed everyone to the meeting. All three (3) board members were present; therefore there was a quorum.

Board Members Present: Milt Rogers, President

Deb Craiger, Treasurer Donna Evans, Secretary

CLCM Representatives Present: Susan Quartucy

Guests Present: Neil & Nancy Ware

## **APPROVAL OF AGENDA**

The Board received and reviewed the Agenda.

A motion was made by Donna Evans, seconded by Deb Craiger and carried unanimously to approve the Board Meeting Agenda as submitted by Crystal Lake Community Management with the following additions:

- V. F. September 30, 2016 Financial Statements
- VII. C. Open Board Position
- VII. D. Chickens

#### **OPEN FORUM**

No discussions were held during "Open Forum".

#### **APPROVAL OF MINUTES**

The Board received and reviewed the minutes of the April 28, 2016 Board Meeting.

A motion was made by Deb Craiger, seconded by Donna Evans and carried unanimously to approve the April 28, 2016 Board Meeting Minutes.

### **FINANCIAL REVIEW**

The Board received the financial statements for the months ending April 30, 2016, May 31, 2016, June 30, 2016, July 31, 2016, August 31, 2016, and September 30, 2016.

Susan Quartucy of Crystal Lake reviewed with the Board the most recent financial statements for the month-end ending September 30, 2016.

A motion was made by Donna Evans, seconded by Deb Craiger and carried unanimously to approve the April 30, 2016, May 31, 2016, June 30, 2016, July 31, 2016, August 31, 2016, and September 30, 2016 financial Statements for filing as prepared by Crystal Lake Community Management.

# **2017 BUDGET**

The Board received and reviewed the proposed 2017 Budget. Susan Quartucy reviewed several of the line items and a discussion was held on whether or not the Association should hold a "Community Potluck". Susan Quartucy stated that she would be happy to assist with this event.

Upon further review of the 2017 Budget, a motion was made by Donna Evans, seconded by Deb Craiger and carried unanimously to adopt the 2017 Budget and to approve Crystal Lake's 2017 Community Management Agreement.

## **GENERAL DISCUSSION – NEW BUSINESS**

## **General Community Policy Guidelines**

The Board received and reviewed the final draft of the "General Community Policy Guidelines".

The Board took some time and reviewed the guidelines and a motion was made by Deb Craiger, seconded by Donna Evans and carried unanimously to adopt the revised "General Community Policy Guidelines", which will be sent out to all of the Crestridge Estates homeowners.

**Open Board Positions** 

The Board discussed the fact that they are still looking for some homeowners to fill the open board positions. Mr. Neil Ware was at the meeting and stated that he would be

willing to volunteer his time to serve on the Board.

Therefore, a motion was made by Donna Evans, seconded by Deb Craiger and carried

unanimously to appoint Neil Ware to serve on the Crestridge Estates Board.

Chickens

Donna Evans asked that the Board consider allowing chickens in the community up to four (4) hens only, no roosters. Susan Quartucy stated that the CC&R's for the community states in Article VIII, Items 5 that "no animals, livestock, horses or poultry of any kind shall be kept on any subdivision lot, however, dogs, cats, and other household pets may be kept if in compliance with local controls and if they are not kept for any

commercial or breeding purposes.

Upon review and discussion, the Board asked Susan Quartucy to seek a legal opinion on whether the Board and modify this rule for the consideration of allowing a minimal

number of hens only in the community.

**2017 Meeting Dates** 

The Board confirmed the following meeting dates for 2017:

• Thursday, January 26, 2017 (Craiger home)

• Thursday, April 27, 2017 (Ware home)

• Thursday, July 27, 2017 (Annual Meeting – Redmond Library)

Wednesday, November 1, 2017 (Evans home)

<u>ADJOURNMENT</u>

With no further business to be conducted, a motion was made by Deb Craiger, seconded by Donna Evans and carried unanimously to adjourn the meeting at 6:55 pm.

Acknowledged By:

Susan Quartucy

Respectfully Submitted:

Donna Evans

Community Manager

Secretary