

Crystal Creek HOA Meeting

Godfather's Pizza

Monday August 5th, 2019 7-8pm

1. Call to order: In attendance; Karissa, Mike, Peter, Joe, Darol, Kelly, and HOA Attorney
2. Approval of minutes: Minutes from July were approved with one revision
3. Treasury report
 - a. YTD Income
 - b. YTD Expenses
 - c. Bank Account Balance
4. Property Improvement Requests - No requests, other than one discussed below
5. Current Violations
 - a. – Trash containers (The board has decided to table the trash container issue until after the bigger picture of covenant changes has been dealt with)
 - b. – People with boats and trailers. We talked to the attorney about how to best handle the person with the boat. He suggested sending a letter on Attorney Letterhead. But he also addressed the misbelief that the Board must deal with ALL covenant violations equally. He said that it's well within the Board's discretion to determine which violations are worthy of immediate action and which aren't.
6. New Business
 - a. Perimeter fence damage – in progress, quote received
 - b. Joe – Park ideas
 - i. Joe discussed making a section of the park into an Off-Leash dog park. It was denied, due to potential liability issues.
 - c. Hot tub approval – Homeowner Lisa Lachendro 10005 S 203rd Circle. We APPROVED.
 - d. Zoning action – Jason Slaughter 9910 S 203rd Street (in home business)
 - i. Responding to a concern raised by a neighborhood resident, The Board spent A LOT OF time discussing this issue. Some people felt it a serious issue, others didn't. We sought the counsel of the attorney on possible courses of action, and then voted.
 - ii. The majority of the Board members felt that this business was not “A business being run out of the residence, as described in the Covenant” but more closely resembling an Avon, Pampered Chef, Mary Kay etc...
 - iii. The Board decided to do nothing at this time, but observe to determine if the business creates ancillary nuisance issues.
 - e. Covenants changes
 - i. The Board spent some time going thru the Covenants, line by line, and reviewing possible edits, additions, subtractions, etc.
 - ii. Also, Kelly was tasked with obtaining a copy of the Addendum filed with the Sarpy County Court for us to review later.
 - f. Clean-UP/Picnic
 - i. Karissa is going to get a postcard designed, approved, and delivered
 - ii. Clean up will be Sat. Sept. 28th, and the Picnic will be the Sun. of same weekend.
7. Close

Next meeting Monday September 9th, 2019 7pm-8pm at Godfather's Pizza