

## **Crystal Creek Home Owners Association Board Meeting**

**Meeting Date: Thursday April 12, 2012**

**Meeting Location: Gretna City Hall**

Attendance:

### **Board Officers**

President – Teri Earl

Vice President – Trent Rice

Treasurer – Maynard Shubert

Secretary – Steve Willey

### **Board Members**

Kent Rosenboom

Cody Webster

### **26 Crystal Creek Residents**

1. Meeting was called to order at 7:05pm
2. Introductions of the Board Members were made to the 29 Crystal Creek residents in attendance.
3. Treasury report was reviewed, to date 18 Dues have been paid and 17 Special Assessments have been paid.
4. The board reviewed the Crystal Creek HOA Budget line by line so that the Dues and Special Assessment could be explained.
5. Following the review of the Budget the Board opened the floor to questions:
  - a. Question: Who is responsible for the up keep of the vacant lots?  
Answer: The developer (McCune) is fully responsible for the upkeep of the vacant lots. McCune must abide by the covenants that specifically state that the lots must be keep shorter than 12". There are also, City, County and State laws that mirror this covenant. Issues with the vacant lots must be brought up with McCune development.
  - b. Question: Based on the amount of watering that had been taking place in the past the estimated budget for watering looks low.  
Answer: The amount of water that was being done previously was excessive and the billing was not consistent enough use as a good basis. This budget was estimated off of a realistic quantity of watering. The estimate may be low which it would then need to be adjusted for next year's budget but it was the most realistic conservative estimate that the Board could develop with the information it had.
  - c. Question: What is the insurance for and what is the breakdown of the coverage's.  
Answer: The Board explained the levels that both the neighborhood common areas are insured for in the event that somebody where to get hurt or sue the neighborhood and also explained the coverage for the HOA Board and levels that were covered in the event that somebody sues the Crystal Creek HOA as well as damage to playground equipment and fence.
  - d. Question: Is there anything that can be done about the concrete retaining wall block at the playground, are these allowed in an area like this?  
Answer: The board will check into this.
  - e. Question: What exactly do the dues cover for the neighborhood specifically?

Answer: The dues cover the upkeep of the common areas of the neighborhood including mowing, fertilizing, watering and repair. These areas include the entry island, the park, entry way grass outside of the fence from the highway, the sign and the fence around the entire neighborhood.

- f. Question: Who is responsible for the sidewalks in front of the houses it seems like there are a lot of them that are broken?

Answer: The homeowners are responsible for the sidewalks. The Board is in the process of putting together an HOA website that will explain the responsibilities of the HOA and SID and what are not the responsibilities of the HOA and SID.

- g. Question: When we purchased our home we did not receive the covenants and did not know they existed where can we get a copy?

Answer: The covenants are available on McCune Developments website and will also be available along with the update By-Laws on the HOA website when it is completed. In the interim the Board will email copies of the By-Laws and the Covenants out to all the neighborhood residents.

- h. Question: These neighborhood meetings don't cost us anything is there any reason that we could not do these full neighborhood meeting more often to help the neighbors in getting to know one another and help get more involved in helping the HOA?

Answer: There is no reason we could not do this, the Board will look at additional dates to plan these in the future.