

# CRUCE LAKE HOA MINUTES APRIL

August 4, 2022 @ 7:13 PM

**In attendance: William Gee, Lisa Gee, Kim Bjork, Brett Abee, Courtney Brown, Ken Johnson, Stacey Thacker, Chris and Connie Hamlet**

|                           |                       |
|---------------------------|-----------------------|
| <b>President</b>          | <b>William Gee</b>    |
| <b>Vice President</b>     | <b>Chris Hamlet</b>   |
| <b>ACC Chair</b>          | <b>Brett Abee</b>     |
| <b>Treasurer</b>          | <b>Kim Bjork</b>      |
| <b>Secretary</b>          | <b>Connie Hamlet</b>  |
| <b>Neighborhood Watch</b> | <b>vacant</b>         |
| <b>Board member</b>       | <b>Lisa Gee</b>       |
| <b>Board member</b>       | <b>Ken Johnson</b>    |
| <b>Board member</b>       | <b>Courtney Brown</b> |
| <b>Board member</b>       | <b>Stacey Thacker</b> |

## **General HOA topics:**

- Scheduled annual picnic – for November 9, 2022.
- Most of current board members are retiring at the end of this year, need to develop a contingency plan.
- It is possible this year or next we will need to look into hiring a management firm to manage the neighborhood as there have been very little interest from the residents in volunteering for the board. Ballot has to be printed the beginning of October so if there were to be volunteers, we would need to have them by the end of September.
- Brett, Courtney, Stacey and Ken will remain on the board for 2023.
- Judy Baker last year mentioned she may be interested as a possible volunteered for the role of treasurer.
- We need at least 2 more volunteers to complete the 2023 board.
- Concerning the dock work on the lake, side of a company putting an aluminum deck for a large price. It is possible that Troy Bjork may volunteer to build the dock providing there are volunteers from the neighborhood, however there are concerns about liability possibilities.
- Courtney will place a FB request in hopes of finding someone to build the dock. However, the cost of a custom wood dock could result in a large special assessment. Or, it could be put off until cost of constructions declines.
  - Once we have a plan, we will provide three options to the community to vote on what we are putting on the lake.
- Gazebo on the land, the companies we have contacted has not provided quotes on doing the roof work. We will re-visit the companies to obtain those quotes.

## **Treasurer update:**

- Tony and Holly listed their home for \$850K
- There have been 2 renters request to join the FB page – are we allowing them to join?
  - We agreed to approve renters so they are aware of happenings in the community.
- Deaton contacted Kim asking to pay her 2022 dues – 2021 was sent to collections.
  - Would we allow her to make payments to HOA for 2022 – NO – she should be in collections, Kim will forward to collection
- Dianne Woody – called asking total amount due for 2022 – she will also be sent to collections.
- Offer from someone to purchase the lake and common area for \$70K
- Goss bankruptcy was discharged.

- Meeks chapter 13 has been approved – unknown what this means for HOA.
- Both vacant lots within the neighborhood recently sold. David and family bought one and Charmain bought the other one. However, because no home is built, we cannot collect HOA dues.
- At picnic planning meeting and review of budget, we will discuss / vote on an annual increase in HOA to accommodate the cost of inflation for post box, electricity etc.

**ACC update:**

- 1 request for installing a pool, which was approved.

Meeting adjourned @ 8:09 PM