

**CRYSTAL RIVER COUNTRY ESTATES  
PROPERTY OWNERS ASSOCIATION  
Board Meeting  
Tuesday, May 21, 2024, at 5:00 pm  
On zoom**

**CALL TO ORDER:**

Angel Loughry called the meeting to order at 5:00 p.m.

**ROLL CALL:**

Board members present

Pintar, Jennifer – 0269 Crystal Circle

Hamlin, Jim – 0548 Crystal Circle

Loughry, Angela – 0515 Crystal Circle

Morris, Andy – 490 Crystal Circle

Orf, Gracie – 310 Crystal Circle

Homeowners present

Bob and Evelyn – 0535 Crystal Circle

**PRIOR BOARD**

**MEETING MINUTES:**

We still need to receive the prior board meeting minutes, so they were not approved.

**ROADWORK COMPLETION:**

We are waiting for Matt to finish mag chloride.

**VIBRATING COMPACTING NEAR THE BRIDGE ABUTMENT:**

We discussed Ray Pojman's complaint about vibrating near the bridge abutment. Matt's compacter doesn't compact more than a foot down. A past query by Todd Miriam indicated that SGM instruction was not to be impacted to a horizontal distance equal to the footer depth of the bridge above. It was discussed that we speak with SGM again and get clarification about compacting directly.

Ray followed up with several phone calls to SGM and had some added information; however, it was never actually put in the report. Ray has suggested we have SGM back out before the river rises; however, it's too late.

SGM's last report was in December, three years ago. We decided to have SGM return this winter and give us an updated report. The cost of the last original report was \$2000.

Jennifer motioned for SGM to return this winter and give us an updated report with clarification. The motion passed unanimously.

**WEBSITE PROGRESS:**

Jennifer is working on the website.

**LAWYER:**

The attorney, Amanda, reviewed the covenants, and there were no legal issues; therefore, they have been recorded with the county. The covenants on block one remain the same.

Kim will e-mail/mail to block two.

Discussion regarding hiring a new lawyer. We don't need to pay a retainer currently as we don't have any items for the lawyer to review.

Angela made a motion that we appoint Orten Cavanagh Holmes & Hunt, LLC. The motion passed unanimously.

**CONTACT LIST:**

Bob would like an updated contact list. Kim will send out an updated list of those who have chosen to share the information.

**WILDFIRE PREVENTION:**

All the shrubs and vegetation hide a lot of personal house signs.

It was agreed that putting up some street signs would be a good idea. Six signs on five posts would cost about \$590 with shipping. We can bypass having the T posts shipped to save on cost and buy them locally. The cost of just the signs is around \$370.

Posts should be 8 feet in length and 2 feet in the ground. Angela will send out another proof before the final order, which will include pricing on house numbers and the arrows.

Angela made a motion to move forward and purchase the signs from safetysign.com for under four hundred and will source the polls locally. Andy seconded the motion; the motion was passed unanimously.

- Crystal Lane >
- Crystal Circle >

Angela will assemble a final sign packet for everyone to proofread and submit to the subdivision.

**FIREWISE:** We have two signs, 10 x 14 street sign material, verifying that we are a Firewise community. One sign will be placed on the bridge, and the other by the stop sign.

**GUARD RAILS ON THE BRIDGE:**  
Wait until Fall or the next board meeting.

**FINANCIAL REPORT:**  
A lot of people still need to pay the annual dues. Kim will send out another reminder.

The residence located at 0337 Crystal Lane has an outstanding late fee and is getting close to the maximum out for late fees.

Options are:

- Turning it over to a collection agency would result in additional fees and could create a lot of problems for her, making it more difficult for us to get paid.
- Deny the use of common elements.
- Place a lien on the property, which would only do something if the property sold.
- Do nothing, keep sending reminders, and hope we eventually get paid.

Angela made a motion, which was seconded by Andy. It was unanimously agreed not to do anything; a decision can be made at the next board meeting.

**NEXT FULL MEMBER POA  
BOARD MEETING DATE:**

The next board meeting shall be scheduled in September 2024.

**ADJOURNMENT:**  
The meeting adjourned at 6:00 pm.