

Crystal River Country Estates Property Owners Association

Board Meeting

February 22, 2023

CALL TO ORDER:

- The meeting was called to order at 4:51 PM.

ROLL CALL:

- Angela Loughry
- Jeff Crane
- Jim Hamlin
- Graice Orf
- Laura Regan, In person for A La Carte CAM
- Amy Lawhead, by phone for A La Carte CAM

QUORUM ESTABLISHED:

- Quorum was met. There were 4 out of the 4 board members present

UNFINISHED BUSINESS:

- After some technical difficulties, the meeting began. Angela Loughry stated, talking about the by-laws being more than just police. There are two ways to change the by-laws: a board meeting or a membership meeting with a quorum. The board can make amendments to the by-laws. Jim Hamlin and Gracie Orf stated that we take it back to the membership again since we have some issues with zoom not working and the noticing of the meeting. Angela Loughry was worried about this and that we will have to address the covenant changes at another time, like next year. Jim Hamlin asked Angela Loughry questions about the by-laws and not voting on them. Angela Loughry then explains. Jeff Crane made a suggestion that we get a vote on the by-laws, then we can amend the by-laws, and then have another meeting.
- Motion made by Jeff Crane to accept the by-laws and policies currently written, then send them out to the homeowners to comment and make changes, second by Angela Loughry, who is torn by this as we would like to get this done before next year. For 4, Opposed 0 **PASSED**
- Covenant questions to Laura Regan- Laura Regan stated that she had not gotten any comments about the by-law changes for this meeting. Gracie Orf stated that they have been at this for a while now. Angela Loughry stated that she had gotten Ray Pojman's comments but nothing about the by-laws. Amy Lawhead said she had not received any



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comments about the by-law changes by email either. Angela Loughry suggested that we change the red marks, resend them to the members for comments, then have another meeting to go over if there are changes.

- Angela Loughry moved on to the policies and suggested changes.
 - The Dispute Resolution is much red because we had it in the by-laws, and the attorney said it's better in the policies. CCIOA also had changed on this as well. The actual changes are the dispute, like time, date, and location.
 - How to adopt and change policies.
 - #2 of the red line markup is new
 - #5 was completely crossed off.
 - Board member and committee confliction
 - #2 was additional from the attorney
 - Correction and Pro (I wasn't able to get the full name)
 - #1 CCIOA made changes
 - #2 Due dates of 30days after dues are posted
 - #3 Late charges not allowed to charge ____ fee up to a total of \$500, no more than that.
 - First year of the special assessment
 - #C After 30 days, they get a letter that if payment is not paid in 90 days, there is a late fee.
 - Payment plan changed; used to be six months
 - The board continues to discuss the changes in the payment options.
 - Jim Hamlin asked, "what do we offer as a payment plan? This is very unclear, and we need some clarification on this.
 - Conduct of meeting policies
 - Five minutes of one owner. Board can set limits for an owner to talk at the meeting.
 - Angela Loughry stated that if we take the time limit out, the owners can talk for however long, and the long meeting will be even longer. Jim Hamlin said if we do 6 minutes each, that would be a 6-hour meeting.
 - Item 11- Meetings are to be recorded by the board only. Ray Pojman would record the meeting to help with the meeting minutes. Jeff Crane stated that Ray Pojman recorded the Road Committee meeting too.
 - Proxy? Should we have, it sent to the Redstone office?? Use to go to Secretary, but we need a physical address.
 - The board discussed the enforcement of covenants. Talked about the CCIOA changes of violation, and it used to take 15 days to correct the violation, and now, per CCIOA, the homeowner has 30 days to correct the violation.



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- Record keeping. We have to get a contact person for all homes and update it annually.
- Policy and Procedures
 - We will keep the language currently there.
- Jim Hamlin had some concurs about some of the policy changes about chickens in block 2. Are 12 chickens ok with everyone?
- Motion made by Jeff Crane to accept policies as described by the changes except for the chicken policy if it is passed, second by Angela Loughry. For 4, Opposed 0. -**PASSED**
- Gracie Orf talked about the chicken changes as she heard from Earlene Mathis, who is upset by the changes. Angela Loughry stated to remove it to discuss at the Annual meeting.

NEW BUSINESS:

- The board went into an executive board meeting to discuss a delinquent account.
- Motion made by Angela Loughry that the February 26th late fee and interest of .66% and mail to him, second by Gracie Orf. For 4, Opposed 0- **PASSED**
- Angela Loughry discussed the letter that Ryan Zeller asked for the President and Vice President to sign. The process that Ryan Zeller is doing will take 2 years.

ADJOURNMENT OF MEETING:

- Board meeting adjourned at 5:41 PM

Respectfully submitted,
Amy Lawhead, Association Manager
A La Carte CAM

Approved
