



H O M E O W N E R S A S S O C I A T I O N

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: 8/25/2026

BOARD MEMBERS:

		Present	Remote	Absent
Eric King	President	☒	☐	☐
Mike O'Malley OPEN	Vice President		☐	☐
Michael Biers	Secretary	☒		☐
Dana Magnuson	Secretary (temp)		☐	☐
Kevin Greubel	Treasurer		☐	☐
Paula Felver	Web Administrator		☐	☐
David Ringer			☐	☐
Connie Kracher			☐	
Nick Shipe				☐

DCC MEMBERS:

Brad Lee	Board Liaison		☐
David Ringer		☒	☐
Jeff Jackson		☐	☐
Dana Wannemacher			☐

Call to Order: Meeting called to order at 7:00 by Eric King.

- Agenda – Paula motion to approve, David seconded, board approved

Guests: Dick Lineberry, Pat Hickman, Dan Hovanec

1. Jan addressed the board about the AirBnB short term rental. Eric described the steps taken and how the homeowner had discussed stopping. He then had 'friends' rent the property, also a violation. He is currently being fined \$500/day plus the original \$5000 fine. Currently a lien on the house until the fines are paid. If sold, HOA will be paid from the proceeds of the sale. AirBnB's allowed on Hamilton Lake, but not in CBCC. Can fine him up to \$50,000 total fines.

July Board Meeting Minutes:

- Kevin motion to approve, Paula second, board approved



Treasurer's Report:

- Kevin Gruebel presented the Treasurer's report.
- Motion made to move \$50k up to high interest. David made motion to move money, Paula seconded. Board approved
- David Ringer made the motion to approve, Michael seconded. Board approved.

Secretary's Report:

- _____ presented the Secretary's report.
- _____ made the motion to approve, _____ seconded. Board approved.

DCC Report:

- Brad Lee presented a detailed report on recent DCC activities.
- Kevin made the motion to approve, Connie seconded. Board approved.

New Business: DNR meeting tells you how lake levels work

Lot 127 started, had dirt in the street, hit a spring

Lot 42 contractor burning materials on lot, got stopped. Dumpster now in place.

Lot 174 retaining wall request.

Old Business:

1. Lot 51 Short term rental. Discussed previously. David made motion to modify to add fines, \$5000 for rental, \$500 a day, Paula seconded. Pres & Sec will modify wording for this.
2. Lot 198 no updates
3. HOAWorks – regarding payment processing, no impact now, we do not have HOAworks do payments.
4. Legal committee – we want Cress law firm to represent us, waiting for 'Bylaws' from old attorney.
5. Violations – we need to find out where in the covenants the violators are violating. Make a motion to send letters for the violations list. David made motion to send letters. Kevin seconded.
6. Landscape maintenance. Trying to get a quote to fix at the entrance.

New Business:

1. Open VP position: Dana made motion to accept Michael O'Malley's resignation. Kevin seconded. We need a VP from the board. Paula nominated David Ringer for VP. Dana seconded. David accepted the nomination.



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2. Open board position: Jan nominated by David for open board seat. David made motion, Paula seconded. Board approved.
3. Short Term Rental addition to violation policy
 - a. Initial fine and daily fine.
4. Community Management – Above & Beyond Community Management. \$29 per home per year. 160 homes currently. Could replace HOAWorks totally. David made Motion made to move forward with Above & Beyond property management. Dana seconded. Board approved.
5. Annual meeting – schedule and notifications, including 2027 assessments, weed spray, and late payment policy. Can A&B send out the letters for the annual meeting.
6. 2026 annual meeting Saturday October 17 at 9am here at town hall. Before next meeting we need letters sent out. Can we sent out letters or have A&B send out letters.
7. Quote to trim back brush along 280, 282, and 270A fee is \$6600.
8. We need to get a civil engineer to look at all of the drains in CBCC to assess. First thing for A&B?
9. Jan made motion to accept, Dana seconded accepting Nate's proposal for landscape maintenance.
- 10.

Adjournment:

- Motion by ____Jan_____ to adjourn the meeting, _____David_____ second, board approved
- Meeting adjourned at _____8:33pm_____.

Next meeting: __9/15/2026_____, at Hamilton Town Hall.