

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

December 17, 2024

BOARD MEMBERS PRESENT:

Dick Lineberry	Mike O'Malley	Austin McIntosh
Jan Longsworth	Paula Felver	Rick Hanke
Eric King	Kevin Greubel	Brad Lee – DCC

Absent – Cody Clark

Meeting called to order at 7:00 pm by President, Dick Lineberry.

Guests: Terry Longsworth, Andrew Wappes, Bob Mason, David Ringer – DCC

November Board Meeting Minutes – Eric King motioned to approve, Rick Hanke second, board approved.

Treasurer's Report – November Treasurer's report submitted. Austin McIntosh motioned to approve, Mike O'Malley second, board approved.

Secretary's Report – November Secretary's report submitted. Rick Hanke motioned to approve, Mike O'Malley second, board approved.

DCC Report – DCC report was submitted. Jan Longsworth motioned to approve; Eric King second, board approved.

Old Business

Covenants Approval Voting – The attorney said that we cannot get the updated covenants approved via approval assumed per payment of dues without an actual ballot vote.

Lot 198 -

- Subcommittee met with New Developer – Todd Ramsey and had a good meeting.
- Plan to attend Town Planning meeting

Bay Entrance – HLA handling, nothing new to report

Beavers – FYI – DNR reported that a deer that had been shot was found in the beaver trap area.

HOA Software – HOAworks: Motion was made by Jan Longsworth to purchase HOAworks cloud software, Eric King second and board approved. Kevin Greubel will contact HOAworks.

This will help manage several functions of the HOA board to include accounting, notifications and lot owner engagement.

Christmas Decorating Contest – 3rd Annual – Winners are.

Best Decorated: Austin & Megan McIntosh – 55 LN 271

Best Lights : Jeffrey Premer, 120 LN 270A

Best Creativity/Holiday Cheer: Paul & Julie Headley, 420 LN 270

New Business

Violations Policy Update & Review - Will be updated for January meeting – still being worked on.

BOD Officer Position Responsibilities – Will be updated for January meeting – still being worked on.

Multi-Family Occupancy – Reports of rental properties being leased to Multi-Family occupants. This is a violation of the Single-Family residential Use of Lot requirement and per the Town ordinance.

Drain Issues – Per the town the drains on properties in the addition are the responsibility of the HOA.

DCC Former Member Records – David Ringer has agreed to manage the documents obtained from Ralph Traycoff. He will digitalize them.

A big Thank you to Dick Lineberry for his service to the HOA Board.

Adjournment: Dick Lineberry adjourned the meeting at 7:50 pm – Stating ‘Happy Trails’.

Next Meeting: 7:00 PM, January 21, 2025, at Hamilton Town Hall.