

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

July 15, 2025

BOARD MEMBERS PRESENT:

Eric King (zoom) Austin McIntosh
Jan Longworth Paula Felver
Kevin Greubel Rick Hanke Cody Clark
David Ringer Brad Lee – DCC

BOARD MEMBERS ABSENT:

Mike O'Malley

Meeting called to order at 7:00 pm by President, Eric King.

Guests: Andrew Wapps (HLA) and Dr. & Mrs. Gray

Grays discussed/informed HOA Board of conflict with neighbor Premier.

June Board Meeting Minutes – David Ringer motion to approve, Kevin Greubel second, board approved.

Treasurer's Report – Motion to approve Paula Felver, Rick Hanke second, board approved.

Secretary's Report – Motion to approve Rick Hanke, Austin McIntosh

DCC Report – July report emailed prior to meeting. Noted piers out of compliance; Lots 179, 180, 181. Kevin Greubel motioned to approve; Cody Clark second, board approved.

Old Business

Lot 198 Update from sub-committee – after completion of information from attorney; board will conduct a door-to-door vote.

HOA Software – HOAworks – No update

New Business

Reported that the town will not send a mow letter to property owners unless 80% of property is out of compliance.

Eric contacted Cress Law regarding as our property attorney for liens. Their retainer is \$1100.00; David Ringer motioned to pay the retainer and hire Cress Law as our property management attorney for property liens in accordance with the bylaws. Jan Longworth second the motion and the board approved.

A motion was made to create a sub-committee for creation and review of bylaws; David Ringer, Paula Felver and Jan Longworth. Paula Felver motioned for this committee, Cody Clark second, board approved.

HLA reported they are trapping beavers. And that they did an inventory of the watercraft on the lake to submit for additional DNR Officers.

Updated Covenant vote will take place along with Hamilton Hills, Lot 198 vote.

Adjournment: Motion by Kevin Greubel for meeting adjournment, Rick Hanke second, meeting adjourned @ 8:44 pm.

Next Meeting: 7:00 pm, September 16, 2025, at Hamilton Town Hall