

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

November 19, 2024

BOARD MEMBERS PRESENT:

Dick Lineberry	Mike O'Malley	Austin McIntosh	
Jan Longworth	Paula Felver	Cody Clark	
Eric King - zoom	Kevin Greubel	Rick Hanke	Brad Lee – DCC - zoom

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

Guests: 7 Property Owners in attendance; 3 guests: HLA President, Gary Luechauer; HLC Superintendent, Lance Garman; Developer, Todd Ramsey

October Board Meeting Minutes – Rick Hanke motioned to approve, Kevin Greubel second, board approved.

Treasurer's Report – October Treasurer's report submitted. Austin McIntosh motioned to approve, Rick Hanke second, board approved.

Secretary's Report – Nothing to report.

DCC Report – DCC report was submitted. Cody Clark motioned to approve; Jan Longworth second, board approved.

Old Business

Lot 198 -

- New Developer – Todd Ramsey
- 12 Single Family lots with drive coming off of 300.
- Has approval of dock with 24 slips.
- Has already contacted the town can remove from plat or remain in the plat.
- HOA would like it to remain in the covenant with additional special covenant for that development.
- Homes will comply or better to the HOA Architectural standards with the addition of the ability to add an additional garage to match the house.
- Each lot will be treated as a separate lot for CBCC HOA annual dues, with additional HOA dues per that development.
- 18-20 acres of wetland
- Remove the bridge from access point on 282 and potentially deed the non-wetland section along 282 to the HOA and the wetland section to the DNR.
- Not confirmed yet with water, but Conservancy (Lance) stated that sewer would have to come off of 300.
- CBCC HOA Subcommittee for Lot #198 – Eric King, Kevin Greubel and Brad Lee

Bay Entrance – HLA reported:

- Work on grant from DNR for erosion
- DNR will most likely want to conduct a study & require a Bio-wall to stop the erosion
- May need to dredge while waiting for study, need a permit
- HLA has a company they can contact to evaluate the situation

Rick Hanke motioned to approve, Kevin Greubel second, board approved.

Lot 124 update – Is moving forward with new contractor and almost complete.

Beavers – Two beavers were trapped @ \$225, may still have young there that we need to watch for. Asking HLA to assist with wildlife costs.

270 A Bridge/Hill along 300/Snow Removal – Quotes presented from Nate's Lawncare for all three. Quotes were found to be reasonable and comparable to past fees. Rick Hanke motioned to approve, Paula Felver second, board approved.

New Business

Violations Policy Update & Review - Will be updated for December meeting

Nominations of Officers 2025 – Eric King – President, Kevin Greubel – Treasurer, Mike O'Malley – Vice President, Jan Longworth – Secretary: all were approved.

BOD Officer Position Responsibilities – Paula found data on the web, it will be reviewed and adopted per our needs for December meeting.

HOA Software – HOAworks is being reviewed for potential software to help us manage the HOA. Paula, Jan & Eric have reviewed demo, Kevin will review demo; it will be re-presented at December meeting.

DCC Opening – Ralph Traycoff resigned his position on the DCC board via email on 11/18/2024. Brad Lee Nominated Dana Wannemacher as replacement for Ralph. Jan Longworth motioned to approve, Rick Hanke second, board approved.

Christmas Decorating Contest – 3rd Annual – Due to past low participation, it was recommended that we discontinue sign-ups & judge all homes that are decorated by judging date. Will post on Facebook & Website. Request to post address of winners on Facebook & website, so that others can go look at their display.

Adjournment: Paula Felver motioned to adjourn, Rick Hanke second, board approved; meeting adjourned at 8:35 pm.

Next Meeting: 7:00 PM, December 17, 2024, at Hamilton Town Hall.