



CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

Date: June 16, 2026

BOARD MEMBERS:		Present	Remote	Absent
Eric King	President	☒	☐	☐
Mike O'Malley	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 PM by President, Eric King.

- Agenda – Nick Shipe motion to approve, Paula Felver seconded, board approved

Guests: Bob Mason

May Board Meeting Minutes:

- Kevin Greubel motion to approve, Dave Ringer second, board approved

Treasurer's Report:

- Kevin Greubel presented the Treasurer's report.
- Mike O'Malley made the motion to approve, Nick Shipe seconded. Board approved.

Secretary's Report:

- Nothing to report.

**DCC Report:**

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

Old Business:

1. Lot 198 development – no updates
2. Crystal Bay seawall status – complete
3. HOAWorks – paid current. Training schedule to be determined.
4. Legal committee – King to send past due invoice to Kevin for payment
5. Violations – late notices to be coordinated with Secretary.

New Business:

1. Landscaping maintenance
 - a. LN 280 and LN 282 islands
 - b. LN 280 common area growth towards road
 - i. Ask Nate to mow along lot 271
2. Open violation notifications:
 - a. Past due 2026 dues: Treasurer's list
 - b. Trailers: lot 51
 - c. Mowing: lot 33
 - d. Garbage cans
 - e. Easements and drains
 - f. Brush lot 73, 74, and 141A

Adjournment:

- Motion by Nick Shipe to adjourn the meeting, Dave Ringer second, board approved
- Meeting adjourned at 7:57 pm.

Next meeting: 7:00 pm, June 21, 2026, at Hamilton Town Hall.