



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: May 19, 2026**

<b>BOARD MEMBERS:</b>		<b>Present</b>	<b>Remote</b>	<b>Absent</b>
Eric King	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike O'Malley	Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Biers	Secretary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dana Magnuson	Secretary (temp)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greubel	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paula Felver	Web Administrator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ringer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connie Kracher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Shipe		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>DCC MEMBERS:</b>				
Brad Lee	Board Liaison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
David Ringer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jeff Jackson		<input type="checkbox"/>	<input type="checkbox"/>	
Dana Wannemacher		<input type="checkbox"/>	<input type="checkbox"/>	

**Call to Order:** Meeting called to order at 7:00 PM by President, Eric King.

- Agenda – Paula Felver motion to approve, David Ringer 2<sup>nd</sup>, board approved

**Guests:** Paul Thiel, Bob Mason, and Andrew Wappes

**April Board Meeting Minutes:**

- Mike O'Malle motion to approve, Kevin Greubel second, board approved – all with note to update master role call sheet names and add meeting date.

**Treasurer's Report:**

- Kevin Greubel presented the Treasurer's report.
- Paula Felver made the motion to approve, Connie Kracher seconded. Board approved.

**Secretary's Report:**

- Nothing to report.



### **DCC Report:**

- Brad Lee presented a detailed report on recent activities.
- Connie Kracher made the motion to approve, Mike O'Malley seconded. Board approved.

### **DCC Continuation:**

- Guest Paul Thiel addressed the board regarding damage to driveway of lot 111 at 80 Lane 282A
  - Reported cracked/broken concrete running in a line completely across his driveway. Exactly inline with the Frontier fiber boring just completed across his front yard.
  - Driveway cannot be patched and look correct. Wants it replaced to match pre-fiber boring condition.
  - Mary Vail – Hamilton Town Council – attended this portion of the meeting.

### **Old Business:**

1. Lot 198 development – no updates
2. Crystal Bay seawall status – underway, scheduled completion by Memorial Day.
3. HOAWorks – paid current. Training schedule to be determined.
4. Legal committee – no update
5. Violations – late notices to be coordinated with Secretary.

### **New Business:**

Andrew Wappes reported that:

- That a county ditch tax increase is coming.
- Goose round-up will be held 6/25/2026
- Boater's Education Class – enforcing that operators of boats under 26-ft must have the engine cut-off switch lanyard attached to themselves starting Jul.
- HLA annual meeting will be at 9am on 6/20/2026 at the Hamilton Town Hall.
- HLA flags will be delivered by Memorial Day.

### **Adjournment:**

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

**Next meeting: 7:00 pm, June 16, 2026, at Hamilton Town Hall.**

# Crystal Bay Crystal Cove

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

## Guests Sign-in Sheet Board Meeting – May 19, 2026

Guests Name:

Lot#/Property Address or Name of Organization:

Paul Thiel

111 80 Lane 282a

Bob Mason

47 320 LANE 280 HAMILTON LK.

Andrew Wappes

95 Lane 282A