



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
July 21, 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 Vice-President, Mike O'Malley.

Guests: Bob Mason

June Board Meeting Minutes:

- Nick Shipe made motion to approve, Connie Kracher second, board approved.

Treasurer's Report:

- Kevin presented the Treasurer's report.
- Nick Shipe motion to approve, Mike O'Malley second, board approved.

Secretary's Report:

- Dana Magnuson presented the Secretary's Report.
- Kevin Greubel made the motion to approve, Nick Shipe second, board approved.

**DCC Report:**

- Brad Lee presented a detailed report on recent DCC activities.
- Nick Shipe made the motion to approve, Paula Feiver second, board approved.

Old Business:

- Lot 198 development: Plan Commission meeting in September, 12 months with no activity on the property
- HOAworks – nothing to report.
- Legal committee – Nothing to report.
- Landscaping maintenance: Priority this fall for cutback on growth on Lane 280/282, trees, etc.
- Violations: late notices listed in June Meeting to be coordinated with the Secretary

New Business

- Board recommended further development of board committees and group board members 'lot assignments' for owner interaction.
- AirBnB issue still in process. Multiple rentals booked
 - Motion made: Fine owner \$5000 for short term rentals
 - David made the motion, Nick second, board approved
- Motion made to lien all lots for all past due dues. David made the motion, Connie second, board approved 7 to 1.
- Motion made to fine Lot 51 for trailer parking on lot. Nick made the motion, David second, board approved.
- The historical CBCC data from the town hall has been given to Eric for the archives.
- Mike O'Malley tendered his immediate resignation from the Vice-President position.

Adjournment:

- Motion by Paula for meeting adjournment, Mike O'Malley second, board approved.
- Meeting adjourned at 8:24 pm.

Next Meeting: 7:00 pm, August 25, 2026, at Hamilton Town Hall