

# 2024 CBCCHOA ANNUAL MEETING

Oct 12, 2024

## AGENDA

### CBCC Annual Board Meeting October 12, 2024

#### Approval of minutes from September 10, 2024 Board Meeting

#### Treasurer's Report:

#### Secretary's Report:

#### DCC Report:

#### Old Business

Capital Budget – Received updated quote from Beach Bottoms for erosion fix @ Bay entrance for a rock retaining wall. Contact has been made with HLA regarding assistance with splitting the cost. The HLA has requested the CBCC HOA reach out to the DNR for possible grant funds. This wall will also help prevent the beavers from returning.

#### Lot 124 update –

Lot 198 – The lot has been surveyed; the HOA has no other information at this time. Contact Hamilton Town Hall if you want to know more.

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Next Meeting: 7:00 PM, November 12, 2024, at Hamilton Fish & Game Club

## CBCCHOA Treasurers Report

October 12, 2024

### CHECKING:

			Notes:
Balance	9/1/2024	\$ 86,493.79	Sep 10, 2024 Treasurers Report
Credits		\$ 1,100.00	
		\$ 1,100.00	9/27/2024 Dues and weeds
Debits		\$ (1,753.18)	
		\$ 1,245.00	9/19/2024 Nate's Lawncare LLC Aug mowing 3x @ \$415ea 8/6, 8/13 & 8/22
		\$ 350.00	9/27/2024 Wagner Associates - HOA Federal and State Tax Returns
		\$ 2.30	9/27/2024 Eric King - Postage tax returns
		\$ 155.88	9/29/2024 Paula Felver - GoDaddy account - 1 year renewal
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Balance	10/1/2024	<u>\$ 85,840.61</u>	

### SAVINGS - Capital Budget:

			Notes:
Balance	9/1/2024	\$ 153,776.94	Sep 10, 2024 Treasurers Report
Credits		\$ 9.94	
		\$ 9.94	Interest (as reported in 10/1/2024 Farmers State Bank Statement)
Debits		\$ -	
<hr/>			
Balance	10/1/2024	<u>\$ 153,786.88</u>	

## CBCCHOA Treasurers Report

### 2022 AND PRIOR PAST DUE OWNER ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes and Current Legal Actions:
152	-	\$ 300.00	2017 lien for unpaid dues. Includes \$50 filling fee
160	-	\$ 112.00	2015 lien for unpaid dues. Includes \$12 of \$50 filling fee
Total	10/1/2024	<u>\$ 412.00</u>	Total prior to 2023 outstanding to the CBCCHOA

### OUTSTANDING 2023 OWNERS ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes:
51	-	\$ 550.00	Past due assessments and weed spray
193	-	\$ 550.00	Past due assessments and weed spray
Total	10/1/2024	<u>\$ 1,100.00</u>	Total 2023 outstanding to the CBCCHOA

\* 2023 Outstanding amounts do not include late fees and lien release costs.

### OUTSTANDING 2024 OWNERS ASSESSMENTS AND/OR WEED SPRAY PAYMENTS:

Lot #:	Name:	Discrepancy:	Notes:
31	-	\$ 550.00	Past due assessments and weed spray
36	-	\$ 550.00	Past due assessments and weed spray
75	-	\$ 550.00	Past due assessments and weed spray
127	-	\$ 550.00	Past due assessments and weed spray
133	-	\$ 550.00	Past due assessments and weed spray
134	-	\$ 550.00	Past due assessments and weed spray
185	-	\$ 550.00	Past due assessments and weed spray
191	-	\$ 550.00	Past due assessments and weed spray
192	-	\$ 550.00	Past due assessments and weed spray
193	-	\$ 550.00	Past due assessments and weed spray
194	-	\$ 550.00	Past due assessments and weed spray
Total	10/1/2024	<u>\$ 6,050.00</u>	Total 2024 outstanding to the CBCCHOA

\* 2024 Outstanding amounts do not include late fees and lien release costs.

## 2023 Profit and Loss Statement

### Crystal Bay Crystal Cove Homeowners Association

January - December 2023

**INCOME**

Member Dues and Weed Spray	\$ 108,175.00
Member Fines and Judgments	\$ 100.00

Total Income	\$ 108,275.00
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**EXPENSE**

Professional Services	\$ 32,985.50
HLA Weed Spray	\$ 29,700.00
Tax Sale and Legal Fees	\$ 3,073.00
Taxes and Prep	\$ 212.50
Insurance	\$ 1,973.00
Office Expenses	\$ 1,763.05
Dues/ Weed Spray Refund	\$ 550.00
Misc Office Expense	\$ 1,213.05
Maintenance	\$ 12,608.00
Snow/ Salt	\$ 2,170.00
Mowing	\$ 6,738.00
Dirt Work and Rodents	\$ 3,700.00
Private Road Maint	\$ -

Total Expense	\$ 49,329.55
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NET OPERATING INCOME	\$ 58,945.45
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Other Income	\$0.00
Other Expenses	\$0.00

Net Other Income	\$0.00
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NET INCOME	\$ 58,945.45
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Note: \$50,000 transferred to savings in 2023 - Capital Improvement Fund

## Profit and Loss Statement 2021-2023 Comparison

### Crystal Bay Crystal Cove Homeowners Association

		\$550/lot	\$550/lot	\$450/lot	\$350/lot
January - December	2023 Profit and Loss Statement		2022 P&L	2021 P&L	2020 P&L
<b>INCOME</b>					
	Member Dues and Weed Spray	\$ 108,175.00	\$ 106,550.75	\$ 94,375.00	\$ 98,825.00
	Member Fines and Judgments	\$ 100.00	\$ -	\$ -	\$ 500.00
	<b>Total Income</b>	<b>\$ 108,275.00</b>			
<b>EXPENSE</b>					
	Professional Services	\$ 32,985.50			
	HLA Weed Spray	\$ 29,700.00	\$ 10,050.00	\$ 33,225.00	\$ 45,725.00
	Tax Sale and Legal Fees	\$ 3,073.00	\$ 2,458.75	\$ 1,766.40	\$ 5,120.43
	Taxes and Prep	\$ 212.50	\$ 1,123.02	\$ -	\$ 80.00
	Insurance	\$ 1,973.00			
	Office Expenses	\$ 1,763.05			
	Dues/ Weed Spray Refund	\$ 550.00	\$ 2,900.00	\$ 700.00	\$ 400.00
	Misc Office Expense	\$ 1,213.05	\$ 773.51	\$ 394.05	\$ 477.53
	Maintenance	\$ 12,608.00			
	Snow/ Salt	\$ 2,170.00	\$ 1,260.00	\$ 1,610.00	\$ 1,100.00
	Mowing	\$ 6,738.00	\$ 7,305.00	\$ 10,920.00	\$ 6,300.00
	Dirt Work and Rodents	\$ 3,700.00	\$ -	\$ -	\$ -
	Private Road Maint	\$ -	\$ 17,703.00	\$ -	\$ 9,984.50
	<b>Total Expense</b>	<b>\$ 49,329.55</b>			
	<b>NET OPERATING INCOME</b>	<b>\$ 58,945.45</b>			
	Other Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	<b>Net Other Income</b>	<b>\$ 0.00</b>			
	<b>NET INCOME</b>	<b>\$ 58,945.45</b>	<b>\$ 62,977.47</b>	<b>\$ 44,890.55</b>	<b>\$ 29,331.54</b>

### CBCCHOA 5 Year Capital Budget - 2024 through 2028

CBCCHOA Property	Project Cost	Notes
Lane 270 (private road portion)	\$ 35,200.00	Grind, base, and top coat
Lane 270A	\$ 58,500.00	Grind, base, and top coat
Lane 271	\$ 58,000.00	Grind, base, and top coat
Lane 280C	\$ 104,200.00	Grind, base, and top coat
Paint 270A bridge Railing	\$ 15,000.00	Prep and paint
Paint 280 Bridge Railing - Proposed County Match	\$ 10,000.00	Prep and paint
Lane 270 - CBCCHOA Retaining Wall 290ft	\$ 5,000.00	Add drainage, backfill, and seal cracks
Lane 270 - CBCCHOA Retaining Wall 290ft	\$ 10,000.00	Bring to compliance with CBCC Architectural Stds
Lane 280C - CBCCHOA Retaining Wall 225ft	\$ 5,000.00	Add drainage, backfill, and seal cracks
Lane 280C - CBCCHOA Retaining Wall 225ft	\$ 10,000.00	Bring to compliance with CBCC Architectural Stds
Lane 280C Common area	\$ 5,000.00	Resolve property issue
Lane 280C Common area	\$ 7,500.00	Bring to compliance with CBCC Architectural Stds
Lane 280 Entrance - Landscaping	\$ 5,000.00	Overhaul
Lane 282 Entrance - Landscaping	\$ 2,500.00	Overhaul
Lane 280/282 Common area	\$ 10,000.00	Bring to compliance with CBCC Architectural Stds
CB West water entrance	\$ 2,500.00	Plan and permits to make compliant with CBCC Architectural Stds
Private Road Crack Fill and Seal	\$ 20,000.00	Every 3yrs (last in '20)

\$ 363,400.00 Total 5 year capital plan

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## Secretaries Report

10/12/2024

### Correspondence:

Todd Thieken, Lot #51, 40 Lane 283 Hamilton Lake, certified trailer violation letter was returned. Eric put it in his mail box and it was returned again.

### Activities:

Updated the Annual Letter; Bios were due date 9/28/24, received from David Ringer, Paula Felver & Eric King.

Updated addresses of lot owners in Master List.

Completed Annual Letter and mailed

Sent Bios received to BOD

Respectfully submitted: Jan Longsworth

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## DCC Report

10/12/2024

- Lot 117 – Pier request
- Lot 124 – Retaining wall
- Lot 36 – Driveway/sidewalk to new home

Reminder to ALL HOA Members:

- No request even considered without all 3 pieces of literature emailed to us.
  - Architectural Request Form
  - Architectural Standards Form signed by lot owner AND contractor performing work
  - Lot plan with requested work or samples of materials if just exterior decor.
- Most Approvals are valid for 60 days if no ILP required. 1 Year if ILP is required.
- Use email of [cbcc.hoa.dcc@gmail.com](mailto:cbcc.hoa.dcc@gmail.com) whenever possible. Phone calls are immediately referred to email.

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