

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

April 11, 2023

BOARD MEMBERS PRESENT:

Paula Felver
Dana Magnuson
Dick Lineberry
Mike O'Malley
Rich Hanke
Jan Longsworth
Austin McIntosh
Tom Werling

BOARD MEMBERS ABSENT:

Eric King

Meeting was called to order by President Dick Lineberry at 7:05 PM.

March Board Minutes:

Motion made by Tom Werling and seconded by Jan Longsworth to approve as presented. Motion carried.

Treasurer's Report:

Eric King is out of town on business. April Statements reviewed by Dana Magnuson. Rich Hanke made a motion to approve, and Austin McIntosh seconded. Motion carried.

Secretary's Report:

Dana Magnuson reported that letters were sent requesting lot maintenance for retaining walls that are not in compliance with CBCC Covenants. Lot owners were asked to submit Architectural Request Forms within 10 days and to complete the projects within 30 days. Persons receiving these notices follows:

Rich Hanke 95 Lane 282B
Robert Mason 320 Lane 280
Michael Casebere 200 Lane 282
Todd Clark 400 Lane 280
Jeff Jackson 660 Lane 280
Michael Nadeau 640 Lane 280
Thomas Stafford 20 Lane 283
Todd Thieken 40 Lane 283
Dennis Stiverson 40 Lane 282
Greg Gritzmaker 100 Lane 282A
Thomas Parr 195 Lane 282B
Jeff Boger 400 Lane 282

DCC Architectural Report:

Tom Werling reported the following activity.
Holst Lot 140 Hardscape/retaining walls approved.
Removal of the poured concrete will be done then new wall installed.
Todd Thieken Deck expansion approved.
Joe Weigand Pier approval is pending.
Schiebel Deck expansion pending.

Several homes still have not installed yard lights and will be notified of this required maintenance.

Additionally, there are homes that do not have their house number displayed as required by the CBCC Covenants. Per the CBCC Covenants; *Premises Identification Each home must display a uniform street address plaque on the front facade at a location approved by the DCC. Such plaque shall be of a size, style, color and material approved by the DCC.* Anticipate a letter requesting compliance.

Old Business:**Beavers**

Paula Felver reported that Blaine with Beach Bottoms has the necessary DNR permit needed and will have the obstruction removed early in May. The HLA association has agreed to pay for half of the cost for this project.

Snow Plowing on Lane 280E by CBCC will not be happening since this lane is not owned by CBCC.

Exposed Concrete Retaining Walls

Lot owners have been notified and need to respond to the request for lot maintenance.

New Business:

Dick Line berry reported that Wideband Group is engineering for Lakeland Internet. Lakeland Internet is moving forward with their plan to bring fiber internet to residents of Crystal Cove. Fiber-to-the-home is state of the art technology and will deliver gigabit speeds, faster than many urban areas. Contact Mark Byler mark@lakelandinternet.com 260-624-2013.

Next meeting: May 9, 2023, at 7:00 PM. To be held at Hamilton Fish & Game Club.

Motion was made by Paula Felver and seconded by Mike O'Malley to adjourn the meeting. Motion carried.

Adjournment: 7:31 PM.

Respectfully submitted,
Dana Magnuson

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

March 14, 2023

BOARD MEMBERS PRESENT:

Paula Felver
Dana Magnuson
Mike O'Malley
Jan Longworth
Austin McIntosh
Tom Werling
Eric King

BOARD MEMBERS ABSENT:

Dick Lineberry
Rich Hanke

Guests: Terry Longworth

Meeting was called to order by Vice President Tom Werling at 7:00 PM.

February Board Minutes:

Motion made by Austin McIntosh and seconded by Mike O'Malley to approve as presented. Motion carried.

Treasurer's Report:

Eric King presented the March 2023 Treasurers Report explaining both the checking account and savings account activity and balances in each. There are still 12 lot owners who have not yet paid their Assessments and Weed Spray for year 2023. Eric also presented a copy of the Past Due Final Notice sent to those delinquent owners. Motion made by Dana Magnuson and seconded by Austin McIntosh to approve as presented. Motion carried.

Eric recommended that we move forward with payment of the remainder of the Weed Fees to HLA for 2023 even though they have not yet be collected from the lot owner's. A motion was made by Jan Longworth and seconded by Paula Felver to pay in full the HLA weed fees for 2023. Motion carried.

Secretary's Report:

No activity to report.

DCC Architectural Report:

Tom Werling reported Lot 51 - Thiel – Deck is pending approval and payment of 2023 dues.

Old Business:

Shirts and Euchre

Jan Longworth reported that she is still working on Crystal Bay & Crystal Cove shirt project. The art work is the holdup, but the source is now known. Stay tuned. Jan also reported the Euchre night for March had 20 in attendance.

Beavers

Paula Felver reported that we have two quotes for removal of the beaver hut at the entrance to Muskrat Bay. Lift Setter LLC, has quoted \$4800 and Beachin' Bottoms has quoted \$3600.

In prior years, the HLA has split the cost of this project. We are hopeful that they will do so again this year.

A motion was made by Mike O'Malley and seconded by Eric King to approve the \$3600 quote from Beachin' Bottoms, LLC

Snow Plowing of Lane 280E

This Lane is a gravel drive with most if not all of the residents being seasonal. Lane 280E is a private drive of the homeowners on that road and is not owned by Crystal Bay & Crystal Cove, therefore CBCC is not responsible for the maintenance, The maintenance for Lane 280E is the responsibility of the combined homeowners. The Board is of the opinion that we should not be responsible for snow removal. Eric King will respond to owner's in writing regarding their concern.

New Business:**Violation Policy**

There are several homes that have not yet come into compliance with Crystal Bay & Crystal Cove Covenants. You know who you are. Things such as; yard lights not on at night, trash cans being kept in plain sight, retaining walls not properly finished, street address plaque on the front facade, incomplete landscaping, erosion issues into the Bay & Cove, and on and on.

NOTICE: These items will not continue to be ignored.

These rules are for all of us to follow. We will contact you and enforce the fines for these violations if you do not take the appropriate action. Remember all work requires approval of the DCC, so please file your Architectural Control Request Form which is on our website: www.cbcchoa.org

Next meeting: April 11, 2023, at 7:00 PM. To be held at Hamilton Fish & Game Club.

Motion was made by Austin McIntosh and seconded by Paula Felver to adjourn the meeting. Motion carried.

Adjournment: 7:42 PM.

Respectfully submitted,
Dana Magnuson

CBCCHOA Treasurers Report

April 11, 2023

CHECKING:

			Notes:
Balance	3/1/2023	\$ 56,358.78	Mar 14, 2023 Treasurers Report
Credits		\$ 4,125.00	
		\$ 4,125.00	3/14/2023 Assessments and weed spray
Debits		\$ (66.85)	
		\$ 66.85	3/16/2023 Paula Felver - GoDaddy Renewal: CBCCHOA Website
Balance	4/1/2023	<u>\$ 60,416.93</u>	

SAVINGS - Capital Budget:

			Notes:
Balance	3/1/2023	\$ 153,575.32	Mar 14, 2023 Treasurers Report
Credits		\$ 9.97	
		\$ 9.97	Interest (as reported in 3/1/2023 Farmers State Bank Statement)
Debits		\$ -	
Balance	4/1/2023	<u>\$ 153,585.29</u>	

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	4/1/2023	<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:
38	Gaffer	\$ 550.00	Past due assessments and weed spray
51	Thieken	\$ 550.00	Past due assessments and weed spray
191	Shipe	\$ 550.00	Past due assessments and weed spray
192	Shipe	\$ 550.00	Past due assessments and weed spray
193	Mitchell	\$ 550.00	Past due assessments and weed spray
Total	4/1/2023	<u>\$ 2,750.00</u>	Total 2023 outstanding to the CBCCHOA

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

TREASURES NOTES:

- 1) Total 2022 and prior outstanding to CBCCHOA by lot owners is \$412.00
- 2) As of 3/13/2023 13 lots are past due on 2023 assessments and weed spray

Secretaries Report

April 11, 2023

Correspondence:

Letters sent:

RE Retaining Wall surfaces

Sent March 30, 2023, asking 10 days to submit Architectural Request Forms and 30 days to complete the project.

Rich Hanke 95 Lane 282B

Robert Mason 320 Lane 280

Michael Casebere 200 Lane 282

Todd Clark 400 Lane 280

Jeff Jackson 660 Lane 280

Michael Nadeau 640 Lane 280

Thomas Stafford 20 Lane 283

Todd Thieken 40 Lane 283

Dennis Stiverson 40 Lane 282

Greg Gritzmaker 100 Lane 282A

Thomas Parr 195 Lane 282B

Jeff Boger 400 Lane 282

Robert King 420 Lane 280 HELD

Respectfully submitted,

Dana Magnuson

From: rsigns@widebandgroup.com
Subject: Fiber to the Home Internet Crystal Cove
Date: Apr 11, 2023 at 17:06:00
To: lineberry3@aol.com
Cc: twerling260@gmail.com, Mark Byler mark@lakelandinternet.com

Hi Dick, Wideband Group is the engineering for Lakeland Internet. Lakeland Internet is moving forward with their plan to bring fiber internet to the residents of Crystal Cove. Fiber-To-The-Home is state of the art technology and will deliver gigabit speeds, faster than many urban areas in the country. It will permanently end Internet issues in you community.

Lakeland and Wideband Group would like to work with the HOA in setting up an informational meeting about the service and necessary construction activities. Please feel free to contact me or Mark Byler mark@lakelandinternet.com [260-624-2013](tel:260-624-2013).

Best Regards,

Ray Signs
(517) 505-0396 M
(517) 395-2595 O
rsigns@widebandgroup.com

