



CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING January 20, 2026

BOARD MEMBERS:		Present	Remote	Absent
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"/>
	Secretary	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cody Clark		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Biers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DCC MEMBERS:				
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 7:03 pm by President, Eric King.

Guests: Jan Longsworth

December Board Meeting Minutes:

- David Ringer motion to approve, Michael Biers second, board approved.

Treasurer's Report:

- December Treasurer's report presented by Treasurer, Kevin Greubel. David Ringer motion to approve, Michael Biers second, board approved.

Secretary's Report:

- Nothing to report.



DCC Report:

- Lots 127 and 142 now working on new home submissions.
- Lot 140 exterior lighting complaint – DCC reviewing.
- Paula Felver motion to approve, Mike O'Malley second, board approved.

Old Business:

- Lot 198 and Hamilton Hills
 - CBCCHOA attorney and ToH both report Hamilton Hills has recorded the revised and amended CBCCHOA covenants with Steuben County.
 - CBCCHOA board sending letter to the ToH Plan Commission requesting an update on the replat of lot 198 by Hamilton Hills as it appears stalled. CBCCHOA board must be prepared to finalize changes to taxes, insurance, mowing and maintenance contracts, etc.
- Legal:
 - Continuing work with Cress Law to formalize responses to all violation types.
- HLA Living Wall Project at Crystal Bay entrance:
 - Nothing to report but CBCCHOA board continues to have a representative at HLA meetings.
- HOAworks setup:
 - Nothing to report, Eric King leading.

New Business

- Officers 2026:
 - Not prepared to address at Dec '25 meeting.
 - Open position for secretary – table and address at Feb 2026 meeting.
- Website 2026 CBCCHOA board contacts: Paula will update
- Lot 27 multiple complaints:
 - Dog attack on dog, off-leash dogs, fence in yard, garbage can continually left out, misc garbage on driveway.
 - ToH police are involved in some issues. CBCCHOA board also addressing.
- Officers 2026: Tabled until January 2026 meeting.
- Lot 140 exterior lighting complaint – Govee lights:
 - DCC due to report out at Feb board meeting (also addressed under DCC report).
- Sewer concerns – Hamilton Lake Conservancy
 - During lot 198 development meetings the Hamilton Lake Conservancy explained that a sewage system tied through the CBCC development could not handle an additional 12 home lots.



- Forest Park Beach island area can be developed into an additional ~10 to 11 home sites.
- Understanding that Hamilton Lake Conservancy currently intervenes on busy weekends to pump sewage out of the Forest Park Beach island area.
- Forest Park Beach sewage passes out under LN 280 through lines also pulling sewage from a majority of the CBCCHOA development. And the CBCCHOA development is not built out.
- CBCCHOA board sending letter to the Hamilton Lake Conservancy requesting a formal explanation of the current condition. And requesting detail of the system design impacting the CBCCHOA development.
- CBCCHOA Savings – High Interest Savings
 - Treasurer recommendation to create account with AXOS Bank with savings currently at 3.6%.
- Kevin Greubel made motion to:
 - Create AXOS account; 1 checking and 1 savings
 - Signatories on above account to be:
 - Eric King – President
 - Mike O’Mally – Vice President
 - Kevin Greubel – Treasurer
 - Nick Ship approved, Michael Biers second, board approved.
- Parking on common area – general concern
 - Issue on LN271 and LN280C
 - CBCCHOA board could enforce no parking in the common area and establish road parking on only one side.
 - Tabled for further investigation and discussion.

Adjournment:

- Motion by Mike O’Malley for meeting adjournment, Nick Ship second, board approved.
- Meeting adjourned at 8:56 pm.

Next Meeting: 7:00 pm, February 17, 2026, at Hamilton Town Hall

AGENDA

CBCC Board Meeting January 20, 2026

Guests Name:

Lot#/Property Address or Name of Organization

Sanhongsuwanh

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