

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

Annual Meeting October 12, 2024

BOARD MEMBERS PRESENT:

Dick Lineberry Mike O'Malley
Jan Longworth Paula Felver
Eric King Kevin Greubel
Rick Hanke

BOARD MEMBERS ABSENT:

Austin McIntosh
Cody Clark
Brad Lee - DCC

Meeting called to order at 10:00 am by President, Dick Lineberry.

Guests: 16 Property Owners in attendance; 1 guest from HLA President, Gary Luechauer

September Board Meeting Minutes – Rick Hanke motioned to approve, Kevin Greubel second, board approved.

Treasurer's Report –Treasurer's report presented along with the following reports:

- List of lots with past due HOA Dues from 2022, 2023 & 2024;
- The 2023 P & L Statement;
- 2021 – 2023 Comparative P & L Statement;
- 5 Year Capital Budget 2024 -2028. Eric asked for approval of the 2024-2028 Capital Budget that was originally presented at the March 12th meeting.

Rick Hanke motioned to approve; Paula Felver second & board approved.

Secretary's Report –Secretary's report presented.

Paula Felver motioned to approve; Rick Hanke second, board approved.

DCC Report – DCC report was submitted & presented.

Kevin Greubel motioned to approve; Mike O'Malley second, board approved.

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/otters from returning.

Lot 124 update – Updated in DCC Report

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.

New Business

Loose Dogs - HOA has received an anonymous complaint regarding loose dogs from homes on 270 A. This is a police issue and we advise that you contact the police to file a complaint.

2025-2027 Board Members will be Eric King, Paula Felver, David Ringer; this is by acclimation as there were no other candidates.

HOA Dues Late Fees – Annual HOA Dues are due the first of each year with a late fee of \$50.00 assessed if paid after March 31st. Dues that are still un-paid by the following year (year two) will be assessed an additional \$100.00 and will have a lien placed on the property with a \$500.00 lien removal fee. Additional late fees will be assessed annually with increases as follows: Year 3 - \$150.00, Year 4 - \$200.00, etc.; all late fees and lien fines must be paid to remove the lien.

270 A Bridge -Two projects for Fall/Winter 2024/2025 to clean up growth around bridge and under bridge to avoid bridge deterioration.

Bay Entrance beavers & other critters spotted Paula to contact trapper.

Adjournment: 10:33 am.

Next Meeting: 7:00 PM, November 19, 2024, at Hamilton Town Hall.