

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

May 20, 2025

BOARD MEMBERS PRESENT:

Eric King	Mike O'Malley
Paula Felver	Austin McIntosh
Kevin Greubel	Rick Hanke
David Ringer	Brad Lee – DCC

BOARD MEMBERS ABSENT:

Jan Longsworth
Cody Clark

Meeting called to order at 7:02 pm by President, Eric King.

Guests: Bob Mason, Jim & Sue Gray

April Board Meeting Minutes – Austin McIntosh made a motion to approve, Rick Hanke second, board approved.

Treasurer's Report – Eric summarized and gave general details about the May Treasurer's Report; Eric will email these to the BOD and ask for approval at the next meeting.

Secretary's Report – Jan sent the May Secretary's report and Paula presented it. Final Notices of past due HOA Dues were sent to all Property Owners that have not yet paid their 2025 HOA dues and for any delinquent from prior years. Unpaid dues will be turned over to the HOA attorney for a lien to be placed on those properties. Populating HOA Works continues. Rick Hankey motioned to approve; Mike O'Malley second, board approved.

DCC Report – May report emailed prior to meeting; multiple activities happening. Kevin Greubel motioned to approve; Dave Ringer second, board approved.

Old Business

Lot 198 Update from sub-committee – Minutes from the Town Plan Commission May 12 Meeting can be found in a separate document under our HOA 2025 minutes.

HOA Software – HOAworks – Newsletter: coming soon HOAworks.

HLA is still working on grant for 'Living Wall' at entrance to CBCC from Muskrat Bay. They expect to hear back on it in late May to mid-June.

CBCC added a link on our website to HLA website. HLA meetings are 2nd Tuesday of the month @ 7 pm, Hamilton Town Hall.

Mike O'Malley and Eric King will update speed limit signs and 'No Turn Around' signs for the HOA owned 'Private Roads'. Private roads are accessible to all CBCC HOA property owners. Delayed until June meeting.

GoDaddy is too expensive for email addresses for the BOD. Kevin will research other email opportunities.

New Business

Kevin reported from the HLA meeting that curly leaf has been found in the Bay and the Cove. It will be treated this year in the Bay & the Cove.

An unknown cement truck dumped some concrete in the grassy area along LN 280. We will contact Nate Alexandar to remove it so weeds don't grow up around it.

Adjournment: Motion by Rick Hanke for meeting adjournment, Kevin Greubel second, meeting adjourned @ 7:37 pm.

Next Meeting: 7:00 pm, June 17, 2025, at Hamilton Town Hall

Notes of Discussion after meeting adjourned:

Documentation of May 12, 2025 Plan Commission Meeting for removal of Lot 198 from CBCCHOA.

The meeting was called to order by Brad at 7:00pm and three members of the board were absent including the president. First to speak was Robert Kruger representing lot 198. Basically, he stated he felt the removal of lot 198 from the plat to the satisfaction of the association was not feasible. He showed the renderings that we have already viewed explaining the plans the developer has proposed. He asked for more time to negotiate with the association on an agreement to amend our covenants to allow for out buildings on the twelve proposed lots and only requested individual covenants that would cover the access to the lake and 24 boat slips. He also stated that they have a lot of work to accomplish with both the Army Corp of Engineers as well as the DNR to make that happen. In order to accomplish these negotiations, he requested the planning commission table the request for removal of 198 from the plat until their July meeting.

Bob Ebranman then presented the associations view on the disposition of 198 remaining in the plat and under the terms of our covenants and architectural approval of the DCC. Bob also felt an agreement could be reached between the two parties and felt that could be accomplished in the next roughly 60 days.

There were a few clarification questions asked and answered by the commission, attorneys and addressed by Brent Shull as appropriate. To help clarify the associations position Paula then read her letter to the committee and Brent ran a copy of Eric's letter which Brad summarized as well.

Kevin brought up the disposition of the existing culvert over the creek from Lane 282 into lot 198 since Hamilton Hills will be accessed off of 300. Brent suggested leaving it to allow safer access for golf carts from Hamilton Hills rather than using 300.

Someone asked a question about who would be responsible for the new street. Brent said typically after two years or once 75% of the lots are built on, the town will assume responsibility.

There was some discussion amongst the board concerning whether to dismiss the removal request or extend it until July. After some discussion between Brad and Brent it was concluded, Hamilton Hills would have to wait a year to request removal again if it was dismissed. Brad stated in fairness to Hamilton Hills he felt it should be extended until July.

Afterwards Kevin and Rick discussed with Bob the past difficulties we have had with trying to get approval from association members for amendments to the covenants. He said he will look further into what options may be available to accomplish that.

Thanks to Rick Hanke for documenting the plan commission meeting.

Respectfully Submitted:

Paula Felver