

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

October 8, 2016

Meeting held at the Hamilton Town Hall

BOARD MEMBERS PRESENT:

Dick Lineberry
Amy Young
Barb Oster
Lamar Dick
Dana Magnuson
Eric King
Tom Werling
Deb Stanger

Meeting was brought to order around at 9:00AM

Guests present

45 Home owners attended
Hamilton Lake Association Board Member Dennis Germann

Board Minutes: Dick Lineberry made a motion to approve and Eric King seconded. Motion carried.

Treasurer's Report: Presented by Amy Young.

Checking account balance is \$22,474.00
Savings account balance is \$12,054.43.
Total Expenses for calendar year \$27,623.66

Dick Lineberry made a motion to approve and Eric King seconded. Motion carried.
Eric King returned check #1130 to Amy Young on 10/08/16.

Secretaries Report:

A review of notices sent in the past month was presented.

One Fine Imposed.

Six Erosion Repair Work Notices.

Three Notices of required lot maintenance required due to erosion.

Request for members to review and update the Master Name and Address List.

DCC Architectural Report:

Ralph reported that there are now 68 homes in the Association.

Crystal Bay has 51 homes with 4 new starts.

Crystal Cove has 17 Homes with 10 new starts.

Any changes to your property must get approved. If in doubt just ask.

A discussion of our Covenants progressed and a history of the association was reviewed. Basically anything built prior to the 2009/10 standards are grandfathered in. Anything from that date has been kept to the standard. There have been some variations on dock requirements. The DCC is looking for a volunteer to serve on the DCC committee.

Old Business:

Association Status – Annual tax forms were missed for some time. We are now back in Active Status and in good standing.

Eric King reported that Sealing of private drives is complete. Projections for repairs next year are estimated at \$3200.00 for sealing and \$1900.00 for crack filling.

Crystal Cove Survey – Is now complete. Plan Commission to approve in their November meeting. Survey copies will be available after Plan Commission approval. A question was raised to verify that lot 108 survey is in process. No stakes are visible.

New Business:

Dennis Germann with the Hamilton Lake Association explained the background and history of the association and reviewed the finances for 2014 to 2017. He feels that it is very beneficial for the lakes home owners associations to add the weed fee to there annual dues. Property values are definitely affected by the absence of weeds in your lake front. CBCC Home Owners Association can only add a maximum fee of \$150.00 per its' bylaws. Individuals will need to pay an amounts over and above the \$150.00 directly to the Hamilton Lake Association.

Tom Werling made a motion to add the \$150.00 fee to our annual dues for CBCC. Dick Lineberry seconded the motion. Motion passes.

Tom Werling volunteered to serve on the DCC committee.

Election results:

Ralph Traycoff is starting a term on the Board.

Amy Young will be serving another term as Treasurer.

Deb Stanger will be serving another term on the Board.

General questions and comments:

Ralph was asked to explain who owns the common area and how it came to be. CBCC owns the common area from your deeded land to the water front. CBCC wants to give you the property from your old survey all the way to the water. This all resulted because the developer

never completed the dredging to match the plat that was pre-approved for the Cove. The Bay did not have this issue as it matches the plat as originally planned.

There were questions, complaints, and discussion regarding the concrete sea wall and steps constructed in the Bay on lot 84. The DNR approved the plans and design, however, the Architectural Guidelines of the Association do not allow this type of wall and the plans were not submitted to the DCC. A fine of \$10,000.00 has been issued to the lot owner. It was suggested that the fine be rescinded and litigation be initiated to force removal of the seawall and side walk. Eight of forty five attendees were in favor of litigation at any cost.

It was decided as follows:

The DNR permits will be reviewed with the DNR to see if there are any variances in what was approved and what was built.

The project will be reviewed with the Town of Hamilton for possible violations also.

The approved dock length is 30 feet from waters edge. Some lots have other restrictions based upon the dimensions of the waterway at the lot. Check with the DCC before building.

Next meeting: November 14, 2016 at 7:00PM at the home of Amy Young

Motion was made by Dick Lineberry and seconded by Eric King to adjourn the meeting.

Adjournment: Around 10:30AM (plus or minus).