

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

August 12, 2019

Meeting held at the Hamilton Town Hall.

BOARD MEMBERS PRESENT:

Eric King
Dick Lineberry
Bob Yant
Dana Magnuson
Tom Werling
Paula Felver
Ralph Traycoff

BOARD MEMBERS ABSENT:

Austin McIntosh
Amy Young

Meeting was brought to order by President Dick Lineberry at 7:06 PM.

Guests present: Cheryl Silverhart & Randy Hile

Meeting Record:

June's Board Meeting did not have enough board members present to form a quorum and was cancelled. It was determined to skip the July Board Meeting due to a lack of pressing concerns.

Cheryl Silverhart asked why the Covenants Vote is still not finalized. Discussion ensued with regard to the general nature of the changes with regard to A-Lots and access rights and also why the new Plat needs to be signed by every lot owner. The covenants vote and the plat signatures are two separate unrelated issues. As a result of the new survey, signatures are required to finalized and make official the Crystal Bay & Crystal Cove Plat. The Covenants vote needs a 2/3rds majority of all lot owners in CBCC. Not enough votes have been cast to achieve a majority. We could not answer all of Cheryl's questions and referred her to Town Manager Brent Schull.

May Board Minutes:

Motion made by Tom Werling and seconded by Ralph Traycoff to approve as presented. Motion carried.

Treasurer's Report:

Eric King reviewed the June, July and August Financial Statements. Eric advised the Board that he did not think we had enough funds available to complete the budget items we have for 2019 such as; Common Area improvements, Private Drive Sealing, Bridge Painting. Eric explained that our current dues basically cover just snow removal and mowing expenses. As our neighborhood grows and ages, we need to be better prepared to keep it well maintained to support property values and expected appearance levels. The main entrance is an example of a project that is needed but not on the 2019 list.

Eric will be reviewing the budget and expense history to make a more accurate projection on 2020 income and expenditures for presentation at the CBCC September Board Meeting.

Paula Felver made a motion to approve and Ralph Traycoff seconded. Motion carried.

Secretaries Report:

Dana Magnuson reported that four Association Letters for verification of 2019 paid dues were performed.

Two Liens were filed for unpaid 2019 Assessments.

DCC Architectural Report:

Tom Werling reported:

Approved Homes -	Lot #135 – Holmes Home Lot #149 – Reed Home
Items Reviewed –	Lot #13 – Holden Pier Lot #21 – Shank Deck Adjustments Lot #22 – Elliott’s Kayak Rack Lot #32 – Patterson Deck/Roof Lot #55 – Sowers Irrigation & Generator Lot #64 – Naus Pier Lot #68 – Thomas Pier
Pending Items -	Lot #123 – House Plans - Wolfrum Lot #50 Landscaping – Stafford Lot #57 – Misc. Discussion on home – Vogel

Old Business:

The question was asked, “what to do about barking dogs”? Answer: Call the local Police Department.

Another important item, the lot owner is responsible to keep their silt barrier fences in proper working order. This has been an issue with the torrential rains we have been receiving of late.

New Business:

The Annual Meeting of the Crystal Bay & Crystal Cove Home Owners Association is scheduled for October 5, 2019. Austin McIntosh, Amy Young and Ralph Traycoff will be ending their 3 year term as Board Members.

If you or anyone you know is interested in serving your neighbors as a Board Member, Please submit a brief bio to Dana Magnuson magnus.dana@gmail.com no later than September 9, 2019. Your bio will be presented to the voters prior to the Annual Meeting.

Next meeting: September 9, 2019, at 7:00PM at Town Hall on Wayne St.

Motion was made by Ralph Traycoff and seconded by Paula Felver to adjourn the meeting.

Adjournment: 8:15 PM.