

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

January 8, 2017

Meeting held at the Hamilton Town Hall.

BOARD MEMBERS PRESENT:

Barb Oster
Tom Werling
Dick Lineberry
Ralph Traycoff
Bob Yant
Austin McIntosh
Dana Magnuson

BOARD MEMBERS ABSENT:

Eric King
Amy Young

Meeting was brought to order by President Dick Lineberry at 7:00 PM.

Guests present: Paula Felver

November Board Minutes: Motion made by Barb Oster and seconded by Ralph Traycoff to approve as written. Motion carried.

A brief discussion occurred regarding the status of A-lot dues for 2017 and 2018. No further action to be considered until after final determination of voting on Covenants change.

Treasurer's Report: Tom Werling made a motion to approve and Dick Lineberry seconded. Motion carried.

Secretaries Report: A list of Past Due Notices for annual dues and assessments was presented.

DCC Architectural Report:

Ralph Traycoff reported that Lot 23 had broken ground.

The DCC will send a letter to Lot 174 on Lane 282 regarding unfinished landscaping as it relates to no tree being planted on the street side of the house and the unfinished concrete wall on the lake side. This lot is currently for sale and these items need to be addressed in the form of a written plan from the owner.

Lot 133-134 will have a review of the 40 foot pier in place. A violation letter will be created by the DCC if appropriate.

Old Business:

Lot 84 Depositions have been scheduled by our attorney Stephen Fink. Discussion took place regarding acceptable settlement of this situation amongst the board members. The

consensus was that any settlement amount should be in the neighborhood of our attorney fees. With depositions about to happen, settlement is anticipated.

Tom Werling and Dick Lineberry will compose a letter to Lot 163 regarding the 2nd wooden retaining wall installed.

Bridge repairs on Lane 271 were reviewed again now that we now for certain that the bridge is owned by the Association. Eric King made a motion (via e-mail) to approve the priority repairs identified and recommended in the Albright proposal. Barb Oster seconded. Motion carried. Eric King will contact Albright and advise them to begin as soon as weather permits.

Discussion took place regarding the possible methods of obtaining Cove lot owner signatures that must be on the back of the original plat document. This is being required by the County as the final step to complete the plating process. Mailed in signatures will not be accepted even if notarized. At this time it seems the obvious method will be to go door to door to obtain the signatures on the plat document. More discussion and research with Brent Shull and the County will be taking place.

New Business:

The Board discussed the high number of association members that are past due on paying their annual membership and assessments. It was felt that the original billing date (in August) is too early and most folks are forgetting that they are due on November 1st. Austin McIntosh made a motion to change the annual due date to January 31st with past due status on March 31st, and that billing take place in the preceding December. Tom Werling seconded the motion carried.

The Board feels it has the responsibility to collect the Dues and Assessments in a timely manner on behalf of the Association's membership. The Board does not enjoy or feel good about using the Lien process. However, it does have a duty to protect the financial standing and stability of the Associations' finances.

Tom Werling proposed that we investigate the possibility of having sidewalk access along County Road 300 from Lane 271 to lane 270 and on to Lane 221. The Board was in agreement that this would be beneficial to the Town and the Association and improve the safety for our residents, children and pets. Tom Werling and Dick Lineberry will investigate further with Brent Shull and report back to the Board.

Next meeting: February 12, 2018, at 7:00 PM at Town Hall on Wayne St.

Motion was made by Ralph Traycoff and seconded by Bob Yant to adjourn the meeting.

Adjournment: Around 8:10 PM (plus or minus).