

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION ANNUAL MEETING

October 5, 2019

Meeting held at the Hamilton Town Hall.

BOARD MEMBERS PRESENT:

Eric King
Dick Lineberry
Bob Yant
Amy Young
Dana Magnuson
Tom Werling
Paula Felver
Ralph Traycoff
Austin McIntosh

BOARD MEMBERS ABSENT:

Meeting was brought to order by President Dick Lineberry at 9:04 PM.

Guests present: Approximately 42 HOA members.

September Board Minutes:

Motion made by Tom Werling and seconded by Paula Felver to approve as presented.
Motion carried.

Treasurer's Report:

Eric King reviewed October balances for our Checking and Savings accounts. Eric stressed that we will be out of available funds by year end 2019 with not all needed projects completed.
Austin McIntosh made a motion to approve and Tom Werling seconded. Motion carried.

Secretaries Report:

Dana Magnuson reported that updates have been made to the Master Lot List with new address and contact information.

DCC Architectural Report:

Tom Werling reported:

Approved Homes - Lot #57 – Vogel Home

Lot #123 – Wolfrum Home

Items Reviewed – Lot #67 – O'Malley Landscaping

Pending Items - Lot #38 – Pool - Gaffer

Lot #133 & 134 – Plan Discussions – Galbraith

Currently 6 homes are under construction; Holmes, Horstman, Reed, O'Malley, Hovanec, Gaffer.

2019: 17 New Homes

Old Business:

2020 Dues & Assessments

Eric King presented the 2019 YTD and Projected Remaining Expenses in an itemized spreadsheet. Also presented was the CBCCHOA Capital Budget – 2020 through 2025 (Proposed). This is the first forward looking report that your CBCC Board has undertaken. In order for us to cover the costs associated with the Capital Budget 2020 through 2025, the Annual Dues for 2020 will be increased to \$200.00 per lot. The Weed Assessment will remain the same at \$150.00. Additionally, the dues will increase again for 2021 and 2022 by \$100.00 each year with the Weed Fee remaining at \$150.00. These additional increases are estimated but in reality are needed for projects listed in the Capital Budget 2020-2025.

CBCC Plat

Bob Yant explained that the Official Plat for Crystal Bay & Crystal Cove is requiring notarized signatures by all lot owners to be officially completed. Rowland & Associates will be making some cleanup on the plat such as street names and Board Member names. Once completed, the Platt will be at the town Hall for everyone to sign (bring your driver's license with you for notarizing purposes. We hope to have this completed by December 31st this year. You will be notified by e-mail or phone when the plat is ready. For those living out of town, two Saturday's will be scheduled for you to come to the Town Hall.

Covenants Vote

Paula Felver presented an outline of the changes that are being voted upon in our Covenants. The review included Additions, Items Removed and Items Moved. We collected seven new votes at the meeting. We still need 35 additional (in favor) votes to reach the required 2/3rds majority as required by the Covenants. Please ask you neighbors if they voted and to please do so. Ballots are online at www.cbcchoa.org

Questions and Comments

Improvement of the landscaping at the entrance on Lane 280 was brought up with the idea of approaching Blue Heron and Russel's Point to see if they would share in the expense of improvement and/or maintenance.

Question: Is there is a cap on Special Assessments?

Answer: There is no limit On Special Assessments.

Question: Are the incremental increases for Assessments for 2021 and 2022 estimated or required?

Answer: They will be required if we are to complete the items identified on the CBCCHOA Capital Budget – 2020 through 2025 (Proposed).

Question: Are Lien's used to collect for unpaid dues, assessments and fines?

Answer: Yes.

Question: Are seawalls allowed in Crystal Bay & Crystal Cove?

Answer: Yes with DNR and DCC approval.

Question: Can cars be parked on the street?

Answer: Not on a routine basis. Special one day events are allowed.

Comment: The Board needs to be vigilant in monitoring builders with regard to cleanup during and after construction as well as repairing and replacing neighboring lots landscaping.

New Business:

Election of new Board members

Amy Young, Austin McIntosh and Richard Hanke were elected for three year terms commencing 2020.

Dick Lineberry announced that a Patrol Boat for the Town has been secured from military surplus. This will allow the Town to have a presence on the lake for safety and enforcement purposes.

Expect to see your 2020 dues notice around December 1 for \$200.00 plus Weed Fee of \$150.00 per lot with a due date of December 31, 2019.

A special thankyou to Ralph Traycoff for his nine years of service on the CBCC Board of directors.

Next Board meeting: November 11, 2019, at 7:00PM at Town Hall on Wayne St.

Motion was made by Austin McIntosh and seconded by Ralph Traycoff to adjourn the meeting.

Adjournment: 9:48AM.