

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

March 9, 2020

Meeting held at the Hamilton Town Hall.

BOARD MEMBERS PRESENT:

Amy Young
Dana Magnuson
Rich Hanke
Austin McIntosh
Tom Werling
Bob Yant

BOARD MEMBERS ABSENT:

Paula Felver
Eric King
Dick Lineberry

Meeting was brought to order by Vice President Tom Werling at 7:04 PM.

February Board Minutes:

Motion made Austin McIntosh and seconded by Amy Young to approve as presented.
Motion carried.

Treasurer's Report:

March balances for our Checking and Savings accounts were presented.
149 lots have paid their 2020 dues and assessments and 48 lots are **now past due**.
Please be responsible and get your 2020 obligations paid.
Tom Werling made a motion to approve and Rich Hanke seconded. Motion carried.

Secretaries Report:

Dana Magnuson reported that a notice was sent to Lot 138 requesting the trailer be removed from the lot.

DCC Architectural Report:

Tom Werling reported that; Plant – Lot 45 revision to landscaping – Approved.
Smith – Lot 48 pier plan – Approved.
Schiffli - lot 173 home plan – under review.

Old Business:

Common Area Mowing Bid

Bids from Empire Industries Inc., and Nate's Lawncare were received for consideration by the Board. Discussion took place regarding the differences in billing methods between the two bids.

Amy Young made a motion to accept Nate's Lawncare for mowing services for a 2 year period. Austin McIntosh seconded. Motion carried.

Plat

A meeting with Attorney Craig Benson on February 27th regarding CBCCHOA common area tax sale acquisitions and Covenants review took place.

On Fri, Feb 28, 2020 at 1:40 PM Rick Hanke <richardhanke@yahoo.com> wrote:

Meeting with Craig Benson, Attorney summarized by Rich Hanke

In attendance Dick Lineberry, Eric King and Rick Hanke

We discussed aspects of the property issues Mr. Benson has been assisting us with. He felt the scope of what we needed assistance with was bigger than he was able to tackle. He recommended that we continue leaving the taxes unpaid on the remaining slivers of property and purchase them when they become available at tax sales. He did suggest that since they will all most likely be grouped together when sold, it may be best to continue to pay the minimal taxes on the largest piece of property that actually represents land below water and still shows on Beacon as belonging to Northwest Development.

He identified a paragraph in the original covenants from Northwest Development he felt might cover the shoreline concerns that vary from what is shown on the existing plat plan.

Section 2.8. Quit Claim of Riparian Interest. *To the extent any Lot abuts either Hamilton Lake or the Dedicated Lake Area, such Lot shall be deemed extended to the shoreline of the lake, and each owner shall be the riparian owners thereof. It is the intention of the Developer that any Lot line shall be extended in a linear fashion to the shoreline of the lake; and, to the extent any Lot may be platted along areas wherein the legal lake level at the time of the Plat and Plans may be in dispute or otherwise questionable, such platted Lot shall be deemed to extend to the shoreline of the lake and, to the extent necessary, the Developer hereby quit claims any interest. residual or otherwise, the Developer may have to any property which may at the time of platting, lay between such Lots and the Dedicated Lake Area. This Section 2.9 shall not create any independent rights or duties, and is intended only as a quit claim by the Developer to the Lot owners to insure that all Lots are extended to the Dedicated Lake Area.*

His recommendation going forward was to contact Mr. Ehrenman, an attorney at Haller & Colvin in Fort Wayne, who represents the city of Fort Wayne in property matters.

Eric proposed that we continue to keep Mr. Benson on retainer for handling the matters related to future property purchases at tax sales.

Outstanding additional items that need to be included in Attorney Ehrenman's review and recommendations; Lot 198 removal from CBCCHOA, current Covenants' ballot process, and miscellaneous other issues to be identified upon his review.

New Business:

Delinquent Notice wording for 2020 Dues & Assessments were reviewed and approved by the Board.

Next meeting: April 13, 2020, at 7:00M at Town Hall on Wayne St.

Motion was made by Tom Werling and seconded by Rich Hanke to adjourn the meeting.

Adjournment: 7:46 PM.