

CRYSTAL BAY & CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

October 10, 2020

Annual meeting held at Hamilton Town Hall

BOARD MEMBERS PRESENT:

Tom Werling
Paula Felver
Austin McIntosh
Amy Young
Dick Lineberry
Eric King

BOARD MEMBERS ABSENT:

Dana Magnuson
Bob Yant
Rick Hanke

Meeting was brought to order by President Dick Lineberry at 10:00 AM. Besides the Board of Directors, there were approximately 25 homeowners present for the annual meeting.

September Board Minutes:

Motion made Austin McIntosh and seconded by Tom Werling to approve as presented. Motion carried. The minutes can be found on our website.

Treasurer's Report:

Eric King presented October balances for our Checking and Savings accounts. Treasurer's Report can be found on the website. Austin McIntosh made a motion to approve the October Treasurer's Report and Tom Werling seconded. Motion carried.

Eric reviewed our 2020 expenses, the 2019 Profit and Loss Statement and our Capital budget for 2021 through 2025. These can be found on our website.

Secretaries Report:

No report was available.

DCC Architectural Report:

Tom Werling reported that seven homes are presently under construction. This brings us to approximately 75% occupied. The town is currently doing road repairs on Lane 282 and will resurface all of the town streets when we are at 80% - 85% occupied.

There are two home plans under review: Lot 170 – Blauvelt, Lot 112 – Gritsmaker

Please remember that any and all building and landscape changes must present an Architectural Control Request Form for approval prior to the change. See www.cbcchoa.org for this form.

Old Business:

Lot 198 Status Update: Lot 198 - Mark Gawl's 40 acres. We have met with our attorney, Brinkerhoff & Brinkerhoff and are in the process of reaching an agreement which provides a resolution on the use and development of Lot 198. Lot 198 will remain in the CBCCHOA and we are working on a Restrictive Covenant. That Covenant provides that development on Lot 198 shall be limited to the construction of one principle residence, one accessory building and also at the time of the construction a portion of the driveway be paved. The covenant needs to be signed and recorded.

The covenants vote has 107 in favor, 7 opposed with 134 needed to pass.

We reviewed the new plat that can be found on the website. It is about lot lines to the water. It is really more for new construction. The resurveying was completed, the drawings completed and it was paid for but is waiting to be approved. We are working on what we need to do exactly to make this happen. While the new plat is not filed yet, the town recognizes it and new building is controlled by it.

New Business:

New Board Members:

Thanks to Bob Yant for serving on the Board. Bob has sold his house and moved out of the CBCC and resigned. Tom Werling and Dana Magnuson ran for a new term and Mike O'Malley ran for a position. Having received no other nominations, these three were put into office. No election was needed.

Mike Letner bought up the continuing problem of water drainage by his house. Tom Werling will follow-up and further discussion will be held.

If you see something that doesn't look right or that you are not in agreement with, please say something to a board member. Let us know. We don't go looking for problems and we rely on our CBCCHOA members to let us know about problems or potential problems that need attention.

If you see something on the lake that needs attention, please call the Hamilton Police Department (260-488-3721). They have a police boat now and can be dispatched to follow up on problems occurring in the bay and cove.

Next meeting: November 9, 2020, at 7:00 PM at the Hamilton Fish & Game.

Adjournment: 10:45 AM.