

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

February 13, 2017

Meeting held at the Home of Barb Oster

BOARD MEMBERS PRESENT:

Amy Young
Barb Oster
Lamar Dick
Dana Magnuson
Tom Werling
Deb Stanger
Ralph Traycoff
Dick Lineberry
Eric King

Meeting was brought to order around at 7:00PM

Guests present:

Steven Beverforden
Brent Shull
Attorney Stephen Fink

Mr. Beverforden gave a detailed review of the sequence of events from inception to current day with regard to his property, surveys, associated costs and impact of extending to waters edge. He expressed concerns for who is responsible for extending the installed drains closer to the lake to reduce erosion. Also felt he should not be charged the survey assessment.

Dick Lineberry made a motion to forego the survey assessment for the Beverforden property and Deb Stanger seconded. Motion carried.

More discussion will be necessary for who, what, when and how on the drain question between lot 148 and 149 for approximately 18"x35' extension.

Brent Shull City Manager expressed some concerns he has and provided feedback on questions he is being asked with regard to CBCC:

A Lots in CBCC are all less than the required 10,000 sq. ft. requirement for building approval. Therefore, these lots are really just parcels. Brent is asking the Association to modify the covenants to NOT ALLOW these A lots to be resold and remove the second buyer A lot split off.

CBCC can not override the town code for required 10,000 sq ft requirement.

City does not want to be involved in the concrete seawall approval process.

Association members are wanting more information about Board Meetings and would like to see a monthly Newsletter.

Complaints about the landscaping plans required by the DCC.

Concern about how the Survey Assessment amount was derived. Many people understood it to be a 50/50 split between the Association and the lot owner. That is \$85.00 not \$125.00.

Attorney Fink reviewed our options with regard to concrete seawalls already in place and those that are being requested. He feels the Association is well within its' rights regarding our current position.

January Board Minutes: Deb Stanger made a motion to approve and Barb Oster seconded. Motion carried.

Treasurer's Report: Presented by Amy Young.

Deb Stanger made a motion to approve and Ralph Traycoff seconded. Motion carried.

Secretaries Report:

69 Past Due notices sent.

3 yard light notices sent.

DCC Architectural Report:

Tom reported that there is one new approval for construction and six other misc. issues.

Old Business:

Bridge repairs will be covered at the next CBCC Board meeting.

Association stationary and entrance signage will be covered at the next CBCC Board meeting.

A new updated master excel lot list will be sent to the Board members and Brent Shull by Dana Magnuson.

Lot 149 Erosion issue has a resolution that should be completed by June 1st.

New Business

A Lot discussion with regard to :

- Changing of covenants concerning re-sale.

- What to do with A Lots already sold off.

- Weed and Survey Assessments.

- Lots 170A, 171A, 172A, 173A propose original owner(s) buy them back, or CBCC to consider purchase.

More discussion to take place at next Board meeting as no resolution was agreed upon.

Tom Werling made a motion that A lot membership dues should be \$15.00 . Barb Oster Seconded. No vote took place. This motion died. This will be a discussion topic in next months Board Meeting.

Lot 93 and 94 are recognized as one lot by the Town of Hamilton but are still recognized as two lots by CBCC for dues and assessments.

More discussion about adjusting the Survey Assessment to \$85.00 and refunding as appropriate as no final resolution was reached.

Dick Lineberry made a motion to initiate a letter from the attorney that CBCC intends to take legal action necessary to cause removal of the concrete seawall on lot 84. Deb Stanger seconded. Motion carried.

Next meeting: March 13, 2017 at 7:00PM at the home of Dick Lineberry. 260 Lane 282

Motion was made by Ralph Traycoff and seconded by Barb Oster to adjourn the meeting.

Adjournment: Around 9:10PM (plus or minus).