

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

March 13, 2017

Meeting held at the Home of Dick Lineberry.

BOARD MEMBERS PRESENT:

Barb Oster
Lamar Dick
Dana Magnuson
Tom Werling
Dick Lineberry
Eric King

BOARD MEMBERS ABSENT:

Amy Young
Deb Stanger
Ralph Traycoff

Meeting was brought to order around at 7:00PM

Guests present:

None.

February Board Minutes: Eric King made a motion to approve and Dick Lineberry seconded. Motion carried.

Treasurer's Report: Eric King made a motion to approve and Barb Oster seconded. Motion carried.

Secretaries Report:

Lien Release for Lot 141.
Lot 99 Dues Notice
Hold Liens placed on lots 118, 119, 120

Attorney Recommendation: Attorney Fink has recommended that we do not make exceptions to the covenants, as they should consistently be followed. He also advised that when the Board makes a decision, we (the Board) should all be in agreement, and not voice dissent outside the Board Meeting to others.

DCC Architectural Report:

The DCC met with the owners of Lot 92, 93 to listen to their request for construction of a concrete sea wall that was previously denied. They are concerned about erosion and muskrats in the area. The DCC explained that at the Annual Meeting the voices of many of their neighbors were opposed to this style of sea wall. For 12 years, this has been the rule and it is

felt that this style does not blend well with the area. The DCC will not consider this type of sea wall until current litigation with another property is resolved.

Lot 145 had a retaining wall approved.

A deck proposal was approved.

A request for installation of drain at the Lane 271 for street run off was denied.

The Bridge Repairs Report should be ready for next month's Board Meeting.

Old Business:

Association Logo/Stationary: Multiple options were reviewed for the new association stationary and sign. Tom Werling to finalize logo with Rocketman Design Group. With selected logo, Tom to get proofs for stationary, envelopes, and proposed sign renderings.

Lots 118, 119, 120 have had Hold Liens placed for not resolving the erosion issues into the Cove.

Attorney Fink has sent a letter to lot 84 requesting removal of the sea wall with no response yet received.

A-Lot issues were discussed. Attorney Fink at our last meeting advised that we leave the covenants as is for A-Lot issues.

A-Lots are required to pay the same dues and assessments as every other lot. This may seem unfair, but that is what the covenants call for.

Section 6.3. Split Lots (Voting and Assessments). All "A" Lots identified on the plat and plans shall be treated as a separate Lot for purposes of assessments, and for purposes of constituting a transferrable Lot in the Development. Notwithstanding any provision in these Declarations to the contrary and notwithstanding this Section 6.3 to the extent any split Lot (i.e., "A" Lot) is titled in the name of the same owner as its counterpart parcel, then such split Lot shall not be entitled to a separate vote on matters which requires owners of lots to vote whether the vote is pursuant to these Declarations or the Articles of Incorporation or By-Laws of the Association. In addition, to the extent any split Lot (i.e. "A" Lot) is titled in the name of the same owner as its counterpart, then such Lot shall not be treated as a separate Lot for purposes of assessments.

New Business:

Taxes – to be discussed at next Board Meeting

Drainage Extension Estimate for Lot 148 Beverforden is in process.

These numbers have been verified by the Treasurer.

Refund Cove Platt discussion.

Costs:

Rowland Associates, Inc	10/7/16	16-087-1	\$14,625.00
Rowland Associates, Inc	12/2/16	16-087-2	\$1,625.00
Brinkerhoff & Brinkerhoff	10/15/16		\$120.00
Brinkerhoff & Brinkerhoff	7/15/16		\$240.00
Brinkerhoff & Brinkerhoff	6/15/16		\$320.00
Certified Mail Notices			\$108.90

Lot 148 Drainage extension	Price TBD. Estimated at	\$3,500.00

Total project Cost		\$20,538.90
		=====
Divided by 86 lots = \$238.82		

A review of the minutes from prior Board Meetings determined the notion that the Owners and the Association would be equally responsible is a misunderstanding. The actual arrangement as stated on our webpage is:

"The association has contracted with Rowland and Associates out of Angola to do the new plat. Unfortunately there is a cost for this so the association will be issuing an assessment of \$125 for every lot in Crystal Cove to help cover part of the cost. The balance of the cost will be paid by the association."

Next meeting: April 10, 2017 at 7:00PM at the home of Dana Magnuson 375 LN 270.

Motion was made by Eric King and seconded by Barb Oster to adjourn the meeting.

Adjournment: Around 8:45PM (plus or minus).