

CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

May 8, 2017

Meeting held at the Home of Deb Stanger

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Eric King

Meeting was brought to order around at 7:00PM

Guests present:

Stephen Fink - Attorney
Brent Shull – Town Manager
Mr and Mrs Rickman

April Board Minutes: The minutes were corrected for the proper spelling of Mr Shull's last name.

Ralph Traycoff made a motion to approve and Lamar Dick seconded.
Motion carried.

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

Secretaries Report:

Summary review of April's letter activity was discussed. See Supporting Documents for details.
Deb Stanger made a motion to approve and Barb Oster seconded.
Motion carried.

DCC Architectural Report:

Tom Werling reported that the committee is meeting next week to review retaining wall issues.
No other items to report at this time.

Town Manager Brent Shull explained that any curb cuts can only be made if they leave three inches of curb. Lot 24 is in need of curb repair and street water run off alterations.

Also discussed was the intention of some lot owners to buy adjoining lots with their neighbors resulting in splitting and re-surveying of said lot. It was agreed that the Town and the CBCC Board do not have any issues with this process. The lot divided will result in any fees and assessments being also split.

Mr. Schull asked that the Board determine how and when we will change the Covenants to prevent A-Lots from being split off and sold. This will be determined by the June Board Meeting.

Old Business:

Lot 82

Attorney Fink has had phone conversations with Kathy Hartman of Granite Ridge Builders with respect to the seawall violation on Lot 82. No resolution has yet been agreed upon. Mr. Fink will reach out again to Granite Ridge Builders in attempt to reach solution.

Lots 118, 119, and 120

Mr. Fink also reports that progress is being made with respect to the erosion issues on Lots 118, 119, and 120. Preparations are being made to define and then obtain a construction company to perform the necessary work. The lot owners remain unhappy with the Weed Assessment and Survey Assessment.

A-Lots

A-Lot owners have shared their options as they see them:

- Pay the Fees and Assessments which they feel are unreasonable.

- Sell the lots back to the original owner.

- Donate the lot to the Crystal Bay Crystal Cove HOA.

The Board discussed these options and continues to have the notion that the Fees and Assessments must remain in place to satisfy the Covenants.

Ralph Traycoff made a motion that A-Lot owners should contact the regular lot owners to buy back the A-Lot. Barb Oster seconded. Motion carried.

In order to change the Covenants, we must obtain signatures of two thirds of the voting members. The Board is recommending that at the next Annual Meeting we discuss and vote on the suggested changes such as; A-Lot selling, A-lot Fees.

Drainage Repair

Ralph Traycoff is to meet with contractors and review. We still do not have a quote for the work that needs to be done. Lot 148 in the Cove and lot 24 in the Bay are needing repairs.

Bridge Lane 270A

The bridge on Lane 270A has been inspected. The report is forth coming. There are some major repairs and expense anticipated. Liability insurance was briefly discussed to protect the bridge from damage. No decision was reached at this time.

Signage and Landscape

Mock ups are being prepared for the Board.

New Business:

Seawall Survey – Not all results are in yet.

Hamilton Lake Association - is extremely grateful for the \$26,250.00 that CBCC presented to them from the Weed Fee Assessment. This will go a long way to help improve the lake and fight the invasive weed infestation problem.

Next meeting: June 12, 2017 at 7:00PM at the home of Dick Lineberry. That's 260 Lane 282

Motion was made by Ralph Traycoff and seconded by Dick Lineberry to adjourn the meeting.

Adjournment: Around 8:40 PM (plus or minus).