

# **CRYSTAL BAY CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING**

**September 11, 2017**

**Meeting held at the Hamilton Town Hall.**

**BOARD MEMBERS PRESENT:**

Barb Oster  
Lamar Dick  
Dana Magnuson  
Tom Werling  
Dick Lineberry  
Amy Young

**BOARD MEMBERS ABSENT:**

Deb Stanger  
Ralph Traycoff

**Meeting was brought to order around at 7:00PM**

**Guests present:**

Greg Simons

**August Board Minutes:** Dick Lineberry made a motion to approve and Tom Werling seconded. Motion carried.

**Treasurer's Report:** Dick Lineberry made a motion to approve and Amy Young seconded. Motion carried.

**Secretaries Report:**

Lot 61 – Erosion Letter  
Lot 62 – Adjoining lot repair  
Lot 170a thru 174A 2017 Dues Notice  
Lot 175Aa and Lot 176A – Dues Notice  
2018 Certified mail returned for bad addresses will need researched for new contact information. A list be available after Sept 12.

**DCC Architectural Report:**

Lot 152 build design has been approved.  
Lot 140 design is in process.

**Old Business:**

Lot 84 has to respond to the court by September 18. There has been no communication on this issue with the owner.

Bridge Repairs - Prior to commencing repairs Eric King will reach out to Commission Ron Smith to determine who owns and who is responsible (the Association or the County) for the bridge on Lane 270A.

Curb Repair on Lane 271 – Discussion took place about financial responsibility and it was decided that the Association would fully fund the curb replacement repair.

Cove Drainage Repair – next to Lot 148 will take place prior to September 17 with work being performed by Thiel Construction.

**New Business:**

A letter was received from an A-lot owner regarding the possibility of donating the A-lot to the Association as Common Area. The Board discussed the options for A-lot owners:

Resell or return the A-lot to its main lot owner.

Donate the A-lot to the Association as Common Area.

Retain the A-lot and pay the annual dues and assessments.

**Lake Access Lease from Blue Herron Property**

Attorney Fink will be sending a letter to the property owner regarding the Associations position on this leasing practice.

**Board Election Process**

Absentee voting is allowed for Board positions at the annual meeting. Ballots can be found on our website. CBCCHOA.org

**Crack Sealing Private Roads**

Sealing cracks is recommended to be done on an annual basis and is estimated at approximately \$1,950.00. Sealing the road surface is recommended every three years and is estimated at approximately \$5,000.00. Dana Magnuson made a motion to approve recommended schedules for crack/sealing private roads and move forward with repairs, Tom Werling seconded. Motion approved.

**Greg Simons**

Had questions as to why he received a letter about his landscaping three years after building. It was explained that his landscape plans did not align with the end result. It was agreed that his way forward was to submit a revision to the original design to the DCC for review.

**Lien letters for non-payment of 2017 dues and assessments**

Liens approved for:

Lot 92

**Next meeting:** October 7, 2017, at 9:00 AM at Town Hall on Wayne St.

Motion was made by Dick Lineberry and seconded by Amy Young to adjourn the meeting.

**Adjournment:** Around 8:30 PM (plus or minus).