

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

September 16, 2025

BOARD MEMBERS PRESENT:

Eric King	Mike O'Malley
Jan Longworth	Paula Felver
Kevin Greubel	Austin McIntosh
Rick Hanke	Brad Lee – DCC

BOARD MEMBERS ABSENT:

Cody Clark David Ringer

Meeting called to order at 7:08 pm by President, Eric King.

Guests: None

August Board Meeting Minutes – Austin McIntosh motion to approve, Rick Hanke second, board approved.

Treasurer's Report – presented; Paula Felver motion to approve, Mike O'Malley second, board approved.

Secretary's Report – Updated August Report & presented September report, motion to approve Rick Hanke, Mike O'Mally second, board approved

DCC Report – September report emailed prior to meeting. Brad Lee presented, raised concerns about Frontier installation crews, contacted Frontier and current install to CBCC is on hold. Rick Hanke motion to approve, Kevin Greubel second, board approved.

Old Business

Lot 198 Hamilton Hills: Need to wait for Covenant updated to be record for the board to vote for approval. Should be able to vote at the annual meeting in October.

CBCC HOA Covenant 2025 Amendments: CBCC received 72.2% yes votes to approve the recommended 2025 covenant amendments. Of 198 lots: 143 Yes votes, 13 No votes and 4 Refusals to vote. Needed to approve 132 Yes votes or 66.6% of lot owners of which was met. Kevin Greubel made a motion to proceed with recording of the 2025 CBCC HOA Amended Covenants, Mike O'Malley second it and the board unanimously approved

HOA Software – HOAworks – Kevin Greubel to start looking at the finance piece of HOAworks for setup.

HLA – Living wall grant was denied. The HLA is considering for 2027, but will need to investigate other options.

New Business

Treasurer, Kevin Greubel requested a vote to remove Amy Young from both the checking and savings CBCC HOA accounts at Farmers State Bank and that he be added to both of those accounts. Jan Longsworth made a motion to remove Amy Young and add Kevin Greubel to the CBCC HOA checking and savings accounts and to keep Eric King on both accounts. Mike O'Malley second and the board approved. Further discussion was made about it being best to have double signatures for check signing. It was discussed that the Vice President be added to both checking and savings accounts as a possible second signature as needed from time to time. Jan Longsworth updated the original motion to added the double signature requirement and to add the Vice President, Mike O'Malley to the signature cards for checking and savings at Farmers State Bank, Mike O'Malley again second the motion and the board approved.

A letter was share by Kevin Greubel regarding a lot owner that voted No against the Covenant amendments due to concern over fines increases from the DCC.

Mowing on the corner lot in the Cove was discussed as the grass is very high. It is the property owner's responsibility to maintain their lot. They will be given Nate's Lawn Care info.

Adjournment: Motion by Rick Hanke for meeting adjournment, Kevin Greubel second, meeting adjourned @ 8:16 pm.

Next Meeting: 9:00 am, October 18, 2025, at Hamilton Town Hall – Annual Meeting