

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING
ANNUAL MEETING
October 18, 2025

BOARD MEMBERS PRESENT:

Eric King	Mike O'Malley
Kevin Greubel	Paula Felver
Rick Hanke	David Ringer

BOARD MEMBERS ABSENT:

Jan Longworth	Cody Clark
Austin McIntosh	Brad Lee – DCC

Meeting called to order at 9:09 am by President, Eric King.

Guests: HOA members representing 22 lots

September Board Meeting Minutes – David Ringer made motion to approve, Mike O'Malley second, board unanimously approved.

Treasurer's Report – presented on screen for the assembled group by Eric King; Rick Hanke motion to approve, Paula Felver second, board unanimously approved.

Secretary's Report – presented by Eric King, Kevin Greubel motion to approve, David Ringer second, board unanimously approved

DCC Report – October report emailed prior to meeting by Brad Lee. Was shown on screen for assembled group and David Ringer presented. Audience raised question regarding drainage maintenance and Eric King explained mowing and trimming requirements are 9in max per Town of Hamilton code; Rick Hanke motion to approve, Kevin Greubel second, board unanimously approved.

Old Business

CBCC HOA Covenants 2025 Revision – Conclusion, Eric King provided update: BoD Officers meet at Farmers State Bank and signed finalized document and was notarized on Fri Sep 19. Document was delivered to Steuben County Recorder's Office on Mon Sep 22. Recorded with an effective date of Mon Sep 22, 2025. Received the executed document at the Recorder's office Fri Oct 18. Has been scanned and Paula placed on the CBCCHOA website and removed the old documents Fri Oct 18. This is complete. Thanked board for work, HOA members that voted, and those that challenged the direction - long time and lots of work to complete.

Lot 198 Hamilton Hills Amendment: Vote conclusion & Board vote: Eric King provided summary of 8 No votes and 161 Yes votes resulting in 81.3% of total 198 lots voting Yes. 132 or 66.6% were required to pass. Kevin Grubel provided validation to the data presented. Board voted to approve the voting process for and the Lot 198 Hamilton Hills Amendment. David Ringer made motion to approve, Paula Felver second, board unanimously approved.

Eric King explained next steps are attorney Robert Eherenman with HalierColvin was forwarded recorded covenant revision and will finalize notarized signature docs. Officers will schedule meeting

to sign at Farmers State Bank. Then document will be recorded. After Steuben County Recorder's office provides executed document, Hamilton Hills presents the amended plat to the Town of Hamilton Plan Commission for approval with the modified common area.

Financial Summary & Capital Budget: Eric King presented 5-yr comparison of expenditures in the annual P&L category format. HOA member Dana Magnuson expressed his concern that the capital budget figures needed to be updated, and he would like to see current funds shown as allocated to each line item. Eric explained that the capital budget will be a focus for the balance of 2025 and going forward in 2026.

HOAworks – HOA Software, Current Status: Eric King discussed HOAworks. Explained how the members will receive an initial email to access and going forward billing, payments, and communications will happen through it.

Cress Law engagement: Eric King explained retaining Cress Law to assist with covenant violations and collections. And this process will continue with monthly board updates led by Paula Felver.

Christmas Decorating Contest & gift card vote (3 - \$50 gift cards): Kevin Greubel made motion to approve, Dave Ringer seconded. Motion passed 4-2.

New Business

2026-2028 Board Members Vote – 3 positions: Voting took place by ballot with following results.

Michael Biers	- 14
Nick Shipe	- 17
Connie Kracher	- 18
Bob Mason	- 7

Michael Biers, Nick Shipe, and Connie Kracher will serve 3-year terms beginning Jan 1, 2025.

Audience comments from general discussion:

- Want consistency from board and DCC
- Underwater aerators must be turned off per DNR's regulations
- CBCCHOA enforces the town code for trimming of weeds and grass
- Complaint about continued fiber work locates resulting in different colored paint markings everywhere.
- Question about if HOA can prevent day-to-day parking on street due to safety and eyesore. Eric King explained that the HOA has no regulation over Town of Hamilton streets and currently has no parking restrictions on private HOA roads.

Adjournment

Motion by Rick Hanke for meeting adjournment, Kevin Greubel second, meeting adjourned @ 10:08am.

Next Meeting: November 18, 2025, 7:00 PM, at Hamilton Town Hall

