



H O M E O W N E R S A S S O C I A T I O N

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

BOARD MEMBERS:		Present	Remote	Absent
Eric King	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike O'Malley	Vice President	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greubel	Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paula Felver	Web Administrator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cody Clark		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
David Ringer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Connie Kracher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nick Shipe		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Biers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DCC MEMBERS:				
Brad Lee	Board Liaison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
David Ringer		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jeff Jackson		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Dana Wannemacher		<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Call to Order: Meeting called to order at 7:00 PM by President, Eric King.

Guests: Bob Mason, Andrew Wappes

February Board Meeting Minutes:

- Paula Felver motion to approve, Connie Kracher second, board approved.

Treasurer's Report:

- Kevin Greubel presented the Treasurer's report.
- Michael Biers made the motion to approve, Connie Kracher seconded. Board approved.

Secretary's Report:

- Eric King presented the Secretaries report.
- Lot 152 lien from 2018 was paid current 1/13/2025. Lien release was completed, notarized, and recorded. Secretary's files have the recorded document.



- Kevin Greubel made a motion to approved, David Ringer seconded. Board approved.

DCC Report:

- Brad Lee presented a detailed report on recent activities.

DCC Old Business:

Lighting Standards Update:

Pending draft update for Architectural standards.

Hamilton Lake Conservancy:

Recommend someone from the Board attend these monthly meetings. Our HOA could be directly impacted by decisions.

Lot 198 Development:

Defer to Eric who received and recorded updated info.

Gaffer Landscaping Verbal (No Change from February Meeting):

~ Received phone call asking about various things. Recommended they submit and DCC will review.

Klingman 260 Lane 280C:

~ Referred to DCC Jeff Jackson who has worked diligently on this.

~ Received drawings and information and has approval pending plat layout showing measurements from lines.



DCC New Business:

Grieshop 360 Lane 282:

- ~ David Ringer is lead on this one. Several back and forth and tremendous amount of time spent on this getting owner and contractor to provide appropriate information for review.
- ~ Several initial violations noted and rejected for redesign.
- ~ Pending further information before entire DCC reviews.

Wolfrum 35 Lane 282A:

- ~ Updating retaining wall similar to Wappes.
- ~ Submitted paperwork incomplete but received updated info 4-20.
- ~ Discussed with contractor new insurance requirements (101 Landscaping)
- ~ Will be sending to DCC this week for full review.

Certificate of Insurance Requirement:

- ~ DCC will require the CBCCHOA be listed as an additional insured on Contractors Insurance
- ~ Certificate when performing over \$10,000 of work or at DCC discretion.
- ~ Went into effect April 1, 2026
- ~ Paula updated form on website and info.

40 Lane 283 Listing for Sale:

- ~ Sent info to Eric regarding known and possible DCC and covenant violations
- ~ Board should advise owner of any existing fines as well.



Shipe 80 Lane 270 Govee Lights:

- ~ Request send and reviewed by Ringer. Approved by DCC.

Frontier Fiber Installation:

- ~ Received notice they had some clearance and were starting to bore on Lane 280B
- ~ Subsequently hit a gas line next to our HOA.
- ~ Unclear if they were boring in cleared area or not. Not in our HOA so haven't checked.

General Notes:

Reminder to ALL HOA Members: No request even considered without all 3 pieces of literature emailed to us.

- ~ Architectural Request Form
- ~ Architectural Standards Form signed by lot owner AND contractor performing work
- ~ Lot plan with requested work or samples of materials if just exterior decor.
- ~ Most Approvals are valid for 60 days if no ILP required. 1 Year if ILP is required.

Use email of cbcc.hoa.dcc@gmail.com whenever possible. Phone calls are immediately referred to email.



Old Business:

1. The Boards' Secretary position must be filled. President Eric King asked for volunteers. Michael Biers agreed to serve as Secretary.
2. Filling the open board position for remainder of Cody Clark's term – Dana Magnuson. Paula Felver made the motion and David Ringer seconded. Board approved. Dana will also serve as mentor to Michael Biers in his Secretary position.
3. Lot 198 Hamilton Hills – Eric reported that the CBCC Revised Covenants' have been recorded. The Preliminary Plat is the next step for Hamilton Hills' depiction of their development which would include the new common area being given to CBCC.
4. Seawall Status at the entrance to Crystal Bay – Permits are complete and completion of the project is Memorial Day.
5. HOAworks – Software to assist CBCC Board. Kevin Greubel is scheduling training and data conversion with the software provider.
6. Legal Committee – Nothing to report.
7. Violations – 23 unpaid annual dues will be receiving past due letters with late fees added.

New Business:

Andrew Wappes reported that the Bouy Boys will be out the 1st and 2nd of May.

Lake wide weed spray schedule weather permitting:

May 19 for first application

June 9 second application

June 30 third application

Private weed spray schedule weather permitting:

Late May for first application

Late June for second application.

Watch for your weed spray warning flags.

Goose roundup is happening June 20.

Welcome your new neighbors. 4-5 homes have changed ownership in the past 30 days.



Adjournment:

- Motion by Kevin Greubel to adjourn the meeting, Dave Ringer second, board approved
- Meeting adjourned at 8:12 pm.

Next meeting: 7:00 pm, May 19, 2026, at Hamilton Town Hall.