



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**  
**February 17, 2026**

**BOARD MEMBERS:**

		Present	Remote	Absent
Eric King	President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike O'Malley	Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Greubel	Treasurer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paula Felver	Web Administrator	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
Dana Wannemacher		<input type="checkbox"/>	<input type="checkbox"/>

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

**Guests:** None in attendance

**December Board Meeting Minutes:**

- Paula Felver motion to approve, Mike O'Malley second, board approved.

**Treasurer's Report:**

- January Treasurer's report presented Eric King.
- Connie Kracher motion to approve, Mike O'Malley second, board approved.

**Secretary's Report:**

- January Secretary's report presented Eric King.
- Michael Biers motion to approve, David Ringer second, board approved.

**DCC Report:**



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- January DCC report presented Brad Lee.
- Mike O'Malley motion to approve, Michael Biers second, board approved.

### **Old Business:**

- Secretary's Position – will fill at Mar meeting
- Lot 198 Hamilton Hills – covered in DCC report
- Seawall status - CBCC Entrance Stabilization Public Notice.pdf document submitted by Kevin Greubel for review.
- HOAworks – nothing to report.
- Legal committee – Cress Law continuing work with bylaws.
- Update contact info for website – new board members and officers – complete.
- Lot 27 – Dog issues, fence, and trash cans – covered in secretaries report.
- DCC Exterior lighting standard – Lot 140 Govee light issue – DCC report contained update.
- Parking – Private roads and common area - Note that common area currently is no parking. Possibly propose parking on only 1 side of the street
  - Tabled indefinitely.

### **New Business**

- Secretary proposed additions to the Violations Policy with fines for DCC violations. Will propose wording at Mar meeting.
- CBCCHOA Board Member Cody Clark submitted resignation email.
  - Eric King motion to approve, David Ringer second, board approved.

### **Adjournment:**

- Motion by Michael Biers for meeting adjournment, Mike O'Malley second, board approved.
- Meeting adjourned at 7:48 pm.

**Next Meeting: 7:00 pm, March 17, 2026, at Hamilton Town Hall**