

CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

November 18, 2025

BOARD MEMBERS PRESENT:

Eric King – via Zoom Mike O'Malley
Jan Longworth Paula Felver
Kevin Greubel Austin McIntosh
David Ringer Brad Lee – DCC
Connie Kracher – Board Elect 2026

BOARD MEMBERS ABSENT:

Cody Clark Rick Hanke

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

Guests: Andrew Wappes, Gary Luechauer (HLA), Jeff Jackson

October Board Meeting Minutes – Kevin Greubel motion to approve, Paula Felver second, board approved.

Treasurer's Report – Discussion of past due dues, Jan will send collection letters for payment by end of year. Discussion was brought up again about higher yield savings or investment accounts for the dollars currently in savings, Kevin stated that he is looking into those. Jan Longworth motion to approve, Mike O'Malley second, board approved.

Secretary's Report – No activity, nothing to report.

DCC Report – November report emailed prior to meeting. Brad Lee presented. David Ringer motion to approve, Kevin Greubel second, board approved.

Old Business

Lot 198 – Officers of the board meet on 11/3 and signed amendment, it was then delivered to our attorney on 11/4.

HLA update of CBCC water entrance: HLA has elected to move forward with the project to shore up the entrance to the Bay/Cove with a rock wall at a cost of \$105,000. The water entrance will not be closed during the construction project and has a completion date before Memorial Day (May 25, 2026). The HLA needs permission from CBCC HOA/ Headley's and Reese's to access the work site through perspective properties.

Kevin Greubel made a motion to grant the HLA access to our property for the water way project. Paula Felver second the motion, board approved.

Paula Felver made a motion to approve the newly elected board members from the Annual meeting on October 18, 2025. David Ringer second and the board approved.

New Business

Committees – Jan Longsworth recommended that committees are need to maintain some of the activities the board needs to address month to month. There are too many properties for one person to manage issues in a timely manner.

Recommend the following Committees: Violations, Community Engagement, Capital Improvements

Adjournment: Motion by Kevin Greubel for meeting adjournment, Mike O'Malley second, meeting adjourned @ 8:00 pm.

Next Meeting: 7:00 pm, December 16, 2025, at Hamilton Town Hall