

# CRYSTAL BAY/CRYSTAL COVE HOMEOWNERS ASSOCIATION BOARD MEETING

April 15, 2025

## BOARD MEMBERS PRESENT:

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

## BOARD MEMBERS ABSENT:

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

**Guests:** Bob Mason

**March Board Meeting Minutes** – Rick Hanke motion to approve, Kevin Greubel second, board approved, with condition to correct March Minutes next meeting date to April 15<sup>th</sup>.

**Treasurer's Report** – April Treasurer's Report and 2024 Profit and Loss Statement presented, Motion to approve Paula Felver, Cody Clark second, board approved. Eric will turn over Treasurers duties to Kevin now that P&L is complete.

**Secretary's Report** – April Secretary's report presented; Austin McIntosh motioned to approve; Mike O'Malley second, board approved.

**DCC Report** – April report emailed prior to meeting; multiple activities happening. Jan Longworth motioned to approve; Kevin Greubel second, board approved.

## Old Business

Lot 198 Update from sub-committee – Town Planning Meeting May 12 @ 7 pm. HOA attorney working with Hamilton Hills attorney regarding potential covenants.

HOA Software – HOAworks – Newsletter: coming soon HOAworks.

BOD Officers position responsibilities – adopted as By-Laws

HLA is still working on grant for 'Living Wall' at entrance to CBCC from Muskrat Bay. CBCC will add a link on our website to HLA website if able to. HLA meetings are 2<sup>nd</sup> Tuesday of the month @ 7 pm, Hamilton Town Hall.

280C land parcel title search ongoing.

Mike O'Malley and Eric King will update speed limit signs and 'No Turn Around' signs for the HOA owned 'Private Roads'. Private roads are accessible to all CBCC HOA property owners.

**New Business**

Final Notices of past due HOA Dues will be sent to all Property Owners that have not yet paid their 2025 HOA dues and for any delinquent from prior years. Unpaid dues will be turned over to the HOA attorney for a lien to be placed on those properties.

**Adjournment:** Motion by Rick Hanke for meeting adjournment, Kevin Greubel second, meeting adjourned @ 8:38 pm.

Next Meeting: 7:00 pm, May 20, 2025, at Hamilton Town Hall