Crystal Springs Ranch
Homeowners Association
Minutes January 9, 2017
Board of Directors Meeting

Attendees:

___ JoAnne Delle
___ Tom Hauber
___ Julie Kuritzkes (host)
___ Bruce Palombo
___ Cathy Wild
___ Sheri Morgan (absent)

Call to Order

The meeting was called to order at 4:00pm by Bruce Palombo.

Election of 2017 Officer Positions

Bruce Palombo	President
Julie Kuritzkes	Vice-President, Secretary
Cathy Wild	Treasurer
Jo Anne Delle	Architect
Sheri Morgan	Member at Large

With Tom Hauber leaving the Board after eight plus years of service and hard work, and having done many duties besides Treasurer, it was voted that he will continue maintaining our website. Bruce Palombo will take over the duty of updating the roster.

Approval of Minutes

Minutes of the December 5, 2017 and Special Meeting on December 9, 2017 Crystal Springs Ranch Homeowners Association were reviewed and approved. (JoAnne/Julie)

Treasurer's Report

The December 2016 Treasurer report was presented by Tom Hauber and approved. A lengthy discussion ensued regarding responsibilities and turning over of all materials to Cathy Wild. (Cathy/Bruce)

Architectural Items

1. 15453 Saddleback Road – Doyle – Submitted plans for solar panels – this was approved. ***CLOSED.***

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2. 15551 Condor Ridge Road – Polanco lot – Plans for a two story 4200 sq foot home were submitted to the City of Santa Clarita. Bruce contacted the homeowner, but they have not returned his call. Bruce will call Edgar Polanco on this matter.
3. 15721 Condor Ridge Road – Herrera – scaffolding and large dumpster were reported in their yard. JoAnne reached out to them to see if they needed approval for any remodeling, etc. Homeowner stated that they were cleaning out their closets and garage. This will be followed up on.

Compliance Items

New Business

1. 15657 Live Oak Springs Canyon Road – Atkinson – motorhome in front of house for over two weeks. ***Letter will be sent 1/12/17. Bruce will discuss this with Paul Sherman, attorney, as it is an ongoing issue.***
2. 15668 Live Oak Springs Canyon Road – Johnson – sold on 10/31/16 – Did we receive our $300.00. ***CLOSED.***
3. 15557 Live Oak Springs Canyon Road – Yoo – outdoor lights not in compliance with CCR's. ***Letter to be sent 1/13/07.***

Old Business

1. 15668 Live Oak Springs Canyon Road – Johnson - weeds in the parkway, trash cans out, lawn needs mowing – yard is looking worse, no work has been done in the last month. 2nd letter sent 6/15/16 – Wendy Johnson responded to the Board with a letter and cleaned up her yard, still needs a lot of work, trash cans always out, dead bushes, etc. Julie spoke to Wendy Johnson on 7/13/16 regarding these issues. Wendy has regular help in the yard now and will make an effort to clear out dead bushes and plants. She states that her yard bins are full every week with yard clippings. There are several dead trees on the property as well. Julie spoke with homeowner on 8/12/16. She has contacted gardener (Bernardo Cisneros) to cut down two dead trees in the front yard, as well as maintain on a weekly basis. Wendy states that this will start in approximately two weeks. No progress on this item. Bruce will discuss this with our attorney, Paul Sherman. LETTER SENT ON 10-08-16. Homeowner called Julie Kuritzkes on 10/14/16, angry about the letter and said that she doesn't care if we send this to our lawyer. No work has been done as of this meeting. This will be sent to our attorney, Paul Sherman. Homeowner began work. Nothing has been done for past two weeks. 11/21/16 – Bruce will discuss this with Paul Sherman. Julie spoke with the homeowner on

12/04/16 and she plans on having the trees removed after the holidays. ***1/09/17 This will be turned over to Paul Sherman. Bruce will discuss this with him.***

2. 15345 Saddleback Road – Kloiber – trenches in front yard and house needs repair and paint – letter sent on May 5, 2016. 2nd letter sent 6/15/16. On 7/09/16 Karen Kloiber contacted Julie Kuritzkes. She stated that her husband had just received a ditch trencher and would be working on the ditches soon. Also, they have had their house looked at for repainting and there is a lot of dry rot that needs repair before they can start painting. They are in the process of getting estimates for this, but it is going to be quite expensive and a slower process. Will watch and make sure progress is happening. Letter sent 8/15/16 to request status and update on these projects. No progress on this item. Bruce will discuss this with our attorney, Paul Sherman. Letter sent on 9-17-16 regarding house maintenance, trenches and trailer. TRAILER HAS BEEN MOVED AND TRENCHES ARE ALMOST ALL FILLED IN. Homeowners are continuing to work on all of these items. Needs follow up. No work has been done recently. 11-21-16 Letter will be sent to check on the progress of house maintenance. Will recheck back after the holidays. ***1-09-17 Homeowners have contacted Julie and progress continues to be made.***

3. 15557 Condor Ridge Road – Sovereign – paint on patio deck on Saddleback Road – letter sent on May 5, 2016. 2nd letter sent 6/15/16. Homeowners sent a letter. Letter sent 7/15/16 requesting work start on the deck or it be torn down if it does not meet code. The homeowners contacted the Board and stated that their plans have been approved and they will be starting work soon. They were asked to please keep us updated on the progress. The Board will watch the progress on this project. Some work has started on this. WORK HAS STARTED ON THE PATIO. Homeowner continues to move forward with rebuilding the patio. 11-21-16. Letter will be sent to check on progress. Homeowner replied, work is progressing, wood is being delivered. ***1-09-17 Progress continues to be made.***

4. 15532 Live Oak Springs Canyon Road – Doggett – exterior of house is in need of paint/repair – letter sent on May 5, 2016. 2nd letter sent 6/15/16. No action has been taken. Letter sent 7/15/16 requesting some action on this. Three letters have been sent and there has been no correspondence. Bruce will check with Paul Sherman on our next course of action. This will be

sent to our attorney, Paul Sherman. Letter sent from attorney. 11-21-16 Homeowners responded to attorney's letter. Bruce will discuss this with attorney after the holidays. ***1-09-17 This will be revisited with Paul Sherman. Bruce will talk to him.***

5. 15731 Condor Ridge Road – a tree is encroaching on the monument causing damage to the monument. The homeowner does not want to remove the tree. Bruce will consult with our attorney regarding easement boundaries. Bruce will contact arborists and get opinions on whether the tree needs to be taken down or just notched. JoAnne will contact arborists and get their opinion and estimates on the best way to move forward. JoAnn update. This has been scheduled with the arborist to be removed. This was scheduled and arborist arrived, but the homeowner wanted to be there. JoAnne will check with arborist to see what date this has been rescheduled for. 11-21-16 JoAnne will call arborist and schedule removal of tree and notify homeowner of date. Tree was taken down. One of the pillar caps was damaged and this will be repaired by the tree company. The homeowner will be given of $300.00 to replace the tree. 1/03/17 PROJECT COMPLETED. ***CLOSED.***

6. 15517 Live Oak Springs Canyon Road – yard needs to be maintained, over grown grass, weeds and dead bushes. Letter will be sent. Letter sent on 9-17-16. Second request letter sent on 10-8-16. Third letter sent on 10-26-18. Lawn has been mowed, but still in need of general maintenance. 11-21-16 Will await compliance until December. If no response, Bruce will discuss with attorney, Paul Sherman. This will be addressed after the holidays. ***1-09-17 Homeowners are making progress on these issues.***

7. 26921 Whitehorse Place – Morgan – exterior of house is in need of paint/repair. 11-21-16 Letter sent. No response 2nd letter will be sent 12/10/16. ***1-09-17 No Letters sent out in December. Letter will be sent on 1-12-17.***

8. 15548 Bronco Drive – Reinhold – exterior of house is in need of paint/repair/washing. 11-21-16 Letter sent. No response 2nd letter will be sent 12/10/16. ***1-09-17 No letters sent out in December. Second letter will be sent on 1-12-17. It was also noted that a commercial vehicle is parked in front of the house and according to CC&R's this is not allowed.***

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9. 26841 Chuckwagon – McCormick – political signage still up in the front yard. Letter will be sent 12/10/16. 1/03/17 SIGN TAKEN DOWN. ***CLOSED.***

Next Meeting

The next meeting is scheduled for Monday, February 13, 2017 at 4:00pm. Bruce Palombo will host the meeting

Adjournment

The meeting was adjourned at 4:50 pm. (JoAnne/Julie)