Crystal Springs Ranch
Homeowners Association
Minutes February 13, 2017
Board of Directors Meeting

Attendees:

___ JoAnne Delle
___ Julie Kuritzkes
___ Bruce Palombo (host)
___ Cathy Wild
___ Shery Morgan

Also in attendance: Chellie Palombo

Call to Order

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

Approval of Minutes

Minutes of the January 9, 2017 Crystal Springs Ranch Homeowners Association were reviewed and approved. (Bruce/Cathy)

Treasurer's Report

1. The January 2017 Treasurer's report is presented by Cathy Wild and approved. (Bruce/JoAnne)
2. Status of 2017 dues: 121 homes – 89 have been paid, 32 are outstanding.

Architectural Items

1. 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. Plans were submitted and the homeowner was asked to confirm with his architect that they meet the CC&R's. On file is a letter from their architect, stating that CC&R's are in compliance. Board voted to approve the plans. Bruce will contact the Polanco's with approval to move forward contingent that any changes must be presented to the Board.
2. 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.

The City of Santa Clarita is following through on this. The Board will check on the status of this project.

3. 15453 Saddleback Road – Doyle – requesting installation of new roof with shingles. According to the CC&R's this is not allowed. JoAnne will contact the homeowner and inform them of this.

Compliance Items

New Business

1. 15618 Saddleback Road – Funderberg – Welcome letter sent to new homeowners.

Old 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. ***Homeowner has stated this will be moved this week. We will follow through on this.***

2. 15557 Live Oak Springs Canyon Road – Yoo – outdoor lights not in compliance with CCR's. Letter to be sent 1/13/07. Homeowner responded. What is our follow through on this. ***Joanne will talk to homeowners and request that they lower the wattage on their lights and look into a hood on the larger light that will project downward.***

3. 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. ***Paul Sherman, our attorney will send one more letter stating that if there is no action within 30 days, then court proceedings may become necessary.***

4. 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. 2-03-17 Homeowner contacted Julie and are making progress.***Julie will contact homeowner regarding continued progress being made.***

5. 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. ***Project completed. CLOSED.***

6. 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. ***Paul Sherman, our attorney, will work on this.***

7. 15517 Live Oak Springs Canyon Road – Harris - 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. ***Homeowners have been working on maintaining their yard.***

8. 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. ***Homeowner presented new paint colors and this was approved by the Board.***
9. 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. ***Homeowner requested that they be informed of what specifically requires attention. Letter will be sent with pictures.***

Next Meeting

The next meeting will be held on Monday March 20th, 2017 at JoAnne Delle's home at 4:00 pm.

Adjournment

The meeting was adjourned at 5:00 pm.

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