Crystal Springs Ranch
Homeowners Association
Minutes March 20, 2017
Board of Directors Meeting

Attendees:

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

Call to Order

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

Approval of Minutes

Minutes of the February 13, 2017 Crystal Springs Ranch Homeowners Association were approved. (JoAnne/Julie)

Treasurer's Report

1. The February 2017 Treasurer's report was presented by Cathy Wild. It was noted that we received $300.00 for the closing of 15618 Saddleback Road.
2. Status of 2017 dues: 14 dues were outstanding one week ago and Cathy sent out letters to the homeowners. As of 3-20-17, there are 8 outstanding dues.
   This was reviewed and approved. (Shery/Julie)

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. Crystal Springs Ranch Homeowners Association approved plans. Awaiting start of construction.
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. **CLOSED.**

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. **CLOSED.**
4. 26903 Whitehorse – Suh – fencing issue in the back yard. Cathy sent homeowner's copy of CC&R's regarding fencing and they agreed. **CLOSED.**
5. 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. **CLOSED.**
6. 15629 Saddleback Road – Kuritzkes – plans for kitchen expansion/ build out were presented to Board. Approved. **CLOSED.**

Compliance Items

New Business

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. MOVED. **CLOSED.**
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. ***Homeowner lowered wattage on the bulbs. Just needs to angle the lights downward. Bruce will talk to the Yoo's.***
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.

c

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. SHORT SALE??? **THIS WILL BE REFERRED TO PAUL SHERMAN**

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. NO PROGRESS HAS BEEN MADE. **THIS WILL BE REFERRED TO PAUL SHERMAN.**

5. 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. **THIS WILL BE REFERRED TO PAUL SHERMAN.**
6. 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. **Third letter will be sent 3-20-17.**

New Business

1. Private drive off Live Oak Springs Canyon Road – four houses – trash cans are not taken in a timely manner each week. **LETTER WILL BE SENT ON 3-21-17 TO ALL FOUR HOUSES, AS WE ARE NOT SURE WHICH HOMEOWNER THE TRASH CANS BELONG TO.**

Next Meeting

The next meeting will be held on Monday, April 10, 2017 at 4:00pm at Bruce Palombo's home.

The Crystal Springs Ranch Homeowners Association Board of Directors will be doing their annual drive by on Saturday, April 22, 2017 at 10:00am.

Adjournment

The meeting was adjourned at 4:45pm.