Crystal Springs Ranch
Homeowners Association
Minutes April 10, 2017
Board of Directors Meeting

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

Call to Order

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

Approval of Minutes

Minutes of the March 20, 2017 Crystal Springs Ranch Homeowners Association were approved. (Julie/Cathy)

Treasurer's Report

1. The March 2017 Treasurer's report was presented by Cathy Wild.
2. Status of 2017 dues: Cathy sent out seven letters in March for outstanding dues. One homeowner paid. Certified letters will be sent to six homeowners before we proceed with legal action. (Julie/Bruce)

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. 15531 Live Oak Springs Canyon Road – Rapoport – would like to change their garage doors, different material and possibly different color. JoAnne asked homeowner to submit color for new garage doors.
3. 15402 Live Oak Springs Canyon Road – Rodriguez – it has been over a year since plans were submitted for front yard hardscape. Letter sent 4-23-17 requesting resubmission of plans.

Compliance Items

New Business

Old Business

1. 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. They have had the lights angled, problem corrected. ***CLOSED***
2. 15668 Live Oak Springs Canyon Road – Johnson - weeds in the parkway, trash cans out, lawn needs mowing, dead trees. **THIS WAS REFERRED TO PAUL SHERMAN.**
3. 15345 Saddleback Road – Kloiber – trenches in front yard and house needs repair and paint **THIS WAS REFERRED TO PAUL SHERMAN.**
4. 15532 Live Oak Springs Canyon Road – Doggett – exterior of house is in need of paint/repair. **THIS WAS REFERRED TO PAUL SHERMAN.**
5. 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 sent 3-20-17.** No response. ***Homeowner cleaned exterior of home. CLOSED***
6. Private drive off Live Oak Springs Canyon Road – four houses – trash cans are not taken in a timely manner each week. Letter sent to all three homeowners on 3-21-17. Trash cans were moved in timely last week. ***CLOSED.***

New Business

1. Quiet Sundays. ***Bruce will talk about this in a newsletter.***
2. Condor Monument – Lewis reimbursement for tree. ***Homeowner will be reimbursed for trees planted near monument.***
3. 15557 Condor Ridge Road – Sovereign. Trees from 15508 Saddleback Road – Nava – are hanging over their driveway at least 20 feet. ***This is a City code enforcement, not HOA. Cathy will talk to homeowner.***
4. Insurance requirements for the HOA gardeners. ***Bruce will talk to Paul Sherman about this.***

Next Meeting

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The Crystal Springs Ranch Homeowners Association Board of Directors annual drive by was changed to Monday, April 17th at 4:00 pm

The next Crystal Springs Ranch Homeowners Association meeting will be on Monday, May 8th at 4:00pm

Adjournment

The meeting was adjourned at 5:00pm

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