Crystal Springs Ranch
Homeowners Association
Minutes August 7, 2017
Board of Directors Meeting

Attendees:

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

Call to Order

The meeting was called to order at 4:00 pm

Approval of Minutes

Minutes of the June 29, 2017 Crystal Springs Ranch Homeowners Association were reviewed and approved.

Treasurer's Report

1. The July 2017 Treasurer's report, presented by Cathy Wild, reviewed and approved.
2. Status of legal fees being billed and collected to homeowner's who have incurred them. One letter has gone out to the homeowner's. One more letter will go out and if there is no response, they will be turned over to collection. No one has responded to these letters.
3. Domain: We will continue with our current domains.

Architectural Items

1. 15551 Condor Ridge Road – Polanco lot – Plans for a two story 4200 sq foot home were submitted and approved by the City of Santa Clarita. Crystal Springs Ranch Homeowners Association approved plans. ***ONGOING PROJECT. LETTER SENT 8-15-17 REGARDING WEEDS AND DEAD BUSHES ON SADDLEBACK SIDE OF PROPERTY.***
2. 15657 Live Oak Springs Canyon Road – Atkinson – presented plans for garage with a temporary shed. The plans were approved and the shed is temporary for one year, until the garage is completed. He will require approval from his neighbor, as the retaining wall does not meet set back requirements. ***STATUS OF INTENT LETTER, STILL PENDING. Bruce sent note regarding easement and agreement from neighbor. 8-15-17 letter sent to homeowner requesting status.***

3. 15323 Saddleback Road – Pettit – Front yard and driveway being torn up. JoAnne spoke to homeowners and they are replacing what they had. ***New posts and stairs are being installed.*** Letter will be sent 7-06-16. NO RESPONSE. PROJECT APPEARS TO BE COMPLETED. ***PLANS SUBMITTED. CLOSED.***
4. 15620 Live Oak Springs Canyon Road – Mumper – changed garage door color. ***LETTER SENT 8-15-17 NOTIFYING HOMEOWNER THAT ANY CHANGE IN EXTERIOR DESIGN/COLOR NEEDS TO GET APPROVAL WITH THE BOARD.***

Compliance Items

Old Business

1. 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, WHO WILL PROCEED WITH COURT ACTION. ***PAUL SHERMAN TOLD TO PROCEED.***

2. 15345 Saddleback Road – Kloiber – trenches in front yard and house needs repair and paint. The homeowner has agreed to fill all trenches by June 1, 2017. They will start with repair and paint of the exterior by July 15, 2017. TRENCHES HAVE BEEN FILLED. ***LETTER SENT ON 8-15-17 REQUESTING STATUS UPDATE ON PROJECT.***

3. 15532 Live Oak Springs Canyon Road – Doggett – exterior of house is in need of paint/repair. THIS WAS REFERRED TO PAUL SHERMAN, WHO WILL PROCEED WITH COURT ACTION. ***PAUL SHERMAN TOLD TO PROCEED.***
4. 15318 Saddleback Road – Melikoff – parkway needs to be refreshed with the rock. Letter sent 4/29/17. NO PROGRESS. Second letter sent 6-20-17. Homeowner contacted Julie on 7-02-17 and said he has asked the gardeners not to park on the parkway, which should help the issue. ***HOMEOWNER SENT LETTER 8-15-17 AND ASKED TO FILL ROCKS OR PUT DG ON PARKWAY IN FRONT.***
5. 26931 Whitehorse Place – Singh – Palm trees in the front of property need trimming. Letter sent 4/29/17. ***Second letter sent 6-20-17. CLOSED.***
6. 26940 Whitehorse Place – Carbajal – Palm trees in the front of property need trimming. Letter sent 4/29/17. *Second letter sent on 6-20-17. HOMEOWNER WOULD LIKE TO ATTEND MEETING, SENT LETTER WHERE TO FIND CC&R'S.* ***HOMEOWNER DID NOT ATTEND MEETING. THIRD LETTER SENT 8-15-17***
7. 26921 Whitehorse Place – Morgan – Bruce will contact Shery regarding the colors and painting of the exterior home. ***LETTER WILL BE SENT 7-06-17. NO RESPONSE. THIS WILL BE REFERRED TO PAUL SHERMAN.***

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8. 15344 Saddleback Road – Foster – trailer parked in yard. LETTER WILL BE SENT 7-06-17. HOMEOWNER CONTACTED JULIE, THEY WILL BE PUTTING CEMENT PAD BEHIND THE HOUSE TO STORE TRAILER. ***LETTER SENT 8-15-17 REGARDING REMOVAL OF TRAILER UNTIL PAD IS BUILT.***

New Business

1. Gardening/maintenance of monuments. ***WE WILL CONTINUE WITH CURRENT GARDENERS.***
2. 15545 Saddleback Road – Stodart – front yard maintenance, weeds, grass. ***LETTER SENT ON 8-15-17 REGARDING FRONT YARD MAINTENANCE.***
3. 15442 Live Oak Springs Canyon Road – Dawoud – bird cage not legally within setbacks from neighbors yard or front of the house. ***LETTER SENT 8-15-17***

Next Meeting

The next Crystal Springs Ranch Homeowners Association meeting will be held on September 1, 2017 at 4:00pm at Bergies.

Adjournment

The meeting was adjourned at 5:00 pm

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