Crystal Springs Ranch
Homeowners Association
Minutes August 31, 2017
Board of Directors Meeting

Attendees:
___ JoAnne Delle
___ Julie Kuritzkes
___ Bruce Palombo
___ Cathy Wild (absent)

Call to Order

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

Approval of Minutes

Minutes of the August 7, 2017 Crystal Springs Ranch Homeowners Association were approved.

Treasurer's Report

There was no Treasurer's report presented.
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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. No response. As of 9-01-17 weeds were cleared.
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. No response. Second letter sent 9-05-17 regarding approval from neighbor for retaining wall.
3. 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. No response. CLOSED.

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4. 15344 Saddleback Road – Foster – submitted plans for change of front doors and gate. JoAnne will contact homeowner and request that plans be resubmitted closer to project start date and submit colors as well as design.

Compliance Items

Old Business

1. 15668 Live Oak Springs Canyon Road – Johnson - weeds in the parkway, trash cans out, lawn needs mowing, dead trees, dead bushes, loose tiles on the roof, fire hazard with dead branches near fence. Trash on exterior of house, old screens, wood pieces. This was referred to Paul Sherman, who will proceed with court action. Pending advisement of attorney.

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. No response. Bruce will ask Paul Sherman to contact homeowner.

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. Pending advisement of attorney.
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. Homeowner has worked on this. CLOSED.
5. 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. Homeowner contacted Julie and is working with the city on this. he will keep us updated. Awaiting homeowner follow up.
6. 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. Pending advisement of attorney
7. 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. Trailer moved. CLOSED.
8. 15545 Saddleback Road – Stodart – Front yard maintenance, weeds, grass. Letter sent on 8-15-17 regarding front yard maintenance. Homeowner emailed board and they are working on this project. CLOSED.

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1. 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. Homeowner spoke to Bruce. Homeowner was advised that the structure does not meet set back requirements and it must be moved. Follow up on this is needed.

New Business

Verbage regarding Board members contact information on all outgoing letters. A paragraph at the end of each letter sent out will give the homeowners the email of both Crystal Springs Ranch Homeowners Association and the President, Bruce Palombo.

Next Meeting

The next Crystal Springs Ranch Homeowners Association meeting will be held on Thursday, September 28, 2017.

Adjournment

The meeting was adjourned at 5:15pm.

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