Crystal Springs Ranch
Homeowners Association
Agenda September 28, 2017
Board of Directors Meeting

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

Call to Order

The Crystal Springs Ranch Homeowners Association meeting was called to order at 4:30pm by Bruce Palombo.

Approval of Minutes

Minutes of the August 31, 2017 Crystal Springs Ranch Homeowners Association were reviewed and accepted.

Treasurer's Report

1. Treasurer's report: Cathy Wild presented the financials for August 2017. They were approved and accepted unanimously.
2. Special homeowner assessment fee – pending.
3. Status of legal fees – Below are the attorney fees that have been paid year to date.

26921 Whitehorse Place-Morgan	$ 135.00
15668 Live Oak Springs Canyon Road-Johnson	$ 990.00
15345 Saddleback Road- Kloiber	$ 207.00
15532 Live Oak Springs Canyon Road-Doggett	$ 607.50
15657 Live Oak Springs Canyon Road-Atkinson	$ 315.00
TOTAL YEAR TO DATE:	$2254.50

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.
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. No response. We will wait to hear from homeowner.

3. 15646 Live Oak Springs Canyon Road – Clare – submitted plans for new front door. Approved and closed.
4. 15539 Bronco – Lindvall – submitted plans for new pool house. Pending set back approval from neighbor.
5. 15561 Live Oak Springs Canyon Road – Delle – room addition. Reviewed and approved.

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. 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. Julie will contact homeowner.
5. 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
6. 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 relocated. Letter will be sent to homeowner on 9-29-17 stating that Board has determined that bird cage needs to be relocated to comply with set back requirements.

New Business

1. Water bill for the monuments has risen from $302.00 per month to $374.00. This is not unusual for summer months in the past. There is a leak near the monument on Condor Ridge Road. Bruce will look into this.
2. After consultation with Paul Sherman, our attorney, the Board has approved to adopt a fine/fee schedule.
3. Elections: Email will go out on September 29, 2017 with ballot information. The cut off date is October 23, 2017.

Next Meeting

The annual homeowner meeting will be held on Monday December 4, 2017 at 4:00pm at Bergies.

Adjournment

The meeting was adjourned at 5:30pm.

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