Crystal Springs Ranch
Homeowners Association
Minutes October 27, 2017
Board of Directors Meeting

Attendees:

___ JoAnne Delle
___ Julie Kuritzkes
___ Bruce Palombo
___ Cathy Wild

Also in attendance for the meeting were: Tom Hauber, Chellie Palumbo and Andy Delle.

The first 45 minutes were spent prepping and stuffing the ballots for the 2018 Crystal Springs Ranch Homeowners Association's new Board.

Call to Order

The meeting was called to order at 4:45 pm

Approval of Minutes

Minutes of the September 28, 2017 Crystal Springs Ranch Homeowners Association are reviewed and approved.

Treasurer's Report

1. Financials for September 2017 were reviewed and approved.
2. Special homeowner assessment fee – pending.
3. $300.00 was received for the close of 15533 Saddleback Road home.
4. 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	pd $180.00
15532 Live Oak Springs Canyon Road-Doggett	$ 607.50	pd $405.00
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. Julie spoke to homeowner and his plans are still pending with the City of Santa Clarita.
3. 15425 Saddleback Road – Plessner – plans were submitted for a 1250 square foot addition. Letter of approval will be sent 10-31-17.
4. 26970 Whitehorse – Holliday – plans were submitted for room addition – approved. Letter of approval will be sent 10-31-17.
5. 26980 Whitehorse – Sterndahl – plans for patio and deck covering were submitted and approved. JoAnne will notify homeowner.

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. Julie spoke to homeowner on 10-29-17 and he will follow up with the City.

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 10-24-17 stating that Board has determined that bird cage needs to be relocated to comply with set back requirements. Third letter will be sent to homeowner 10-31-17.

New Business

Need updated Roster.

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.

c