Crystal Springs Ranch
Homeowners Association
Minutes December 4, 2017
Annual Board of Directors Meeting

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

Also present were: Andy Delle and William Barlow

Call to Order

The meeting was called to order at 5:35 pm

Approval of Minutes

Minutes of the October 27, 2017 Crystal Springs Ranch Homeowners Association meeting were approved.

Treasurer's Report

1. Financials for November 2017.

2. 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. Review fencing submitted with plans, three rail versus four rail. JoAnne will contact Edgar Polanco regarding this.
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. Shed has been moved. Letter sent on 12-17-17 regarding updated status of project.

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 for a meet and confer
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. 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 complaints received. Letter will be sent 12-17-17.

New Business

Results of 2018 officers is presented. The following people were voted in for the 2018 Crystal Springs Ranch Homeowners Association Board.

Bruce Palombo, JoAnne Delle, Julie Kuritzkes, William Barlow, Jim Hackbarth.

Next Meeting

The next meeting is scheduled for Thursday, January 4th at 4:00pm at Bergies.

Adjournment

The meeting was adjourned at 7:30pm

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