CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION

Minutes for Board of Directors Meeting of January 4, 2018

Attendees

- JoAnne Delle
- Bruce Palombo
- William Barlow
- Julie Kuritzkes
- Cathy Wild
- Jim Hackbarth

Call to Order

The meeting opened at approximately 4:15PM. Introductions took place and thereafter, the election of the 2018 Officer Positions was motioned, seconded and approved by the Board. 2018 Board Officers:

- Bruce Palombo - President
- Julie Kuritzkes - Vice President
- William Barlow - Treasurer
- Jim Hackbarth - Secretary
- JoAnne Delle - Architecture Board

Approval of Minutes

Approval for the 12/4/17 Minutes was motioned, seconded and approved.

Treasurer's Report

The Treasurer's report was submitted by Cathy Wild (outgoing Treasurer) detailing the year-end 2017 financial position of the Crystal Springs Ranch Homeowners Association. These results will be distributed to members within the next 30-60 days.

The status of the legal fees paid to date was also detailed as follows;

• 26921 Whitehorse Place	$135.00
• 15668 Live Oak Springs Canyon Rd	$990.00
• 15345 Saddleback Rd	$207.00 (homeowner paid $180.00)
• 15532 Live Oak Springs Canyon Rd	$607.50 (homeowner paid $405.00)
• 15657 Live Oak Springs Canyon Rd	$315.00
Total Year-to-Date Legal Fee	$2,254.00

Architectural Items

15551 Condor Ridge Rd

- Plans for a two story 4,200 sf home were submitted and approved by the City of Santa Clarita. The Board has also approved these plans.

15657 Live Oak Springs Canyon Rd

- Plans for a garage with a temporary shed have been approved
- Homeowners shed is temporary for one year, until the garage is completed.

15657 Live Oak Springs Canyon Rd (cont)

- Homeowner spoke to Bruce on December 24, 20017 and stated that he will need to resubmit new plans to the city. Once plans are approved, he will submit new plans to the board for approval. The board decided that another letter would be sent to the homeowner reminding them of the need to resubmit current plans to the Architectural Committee for approval and to discuss the above issues with their neighbor.

15555 Bronco Drive

- The shed has been approved, pending a notification of its location.

Old Business

15668 Live Oak Springs Canyon Rd

- Given the on-going and unresolved history with this property, it was decided by the Board to move forward with a formal lawsuit. In preliminary discussions with counsel, it was indicated that there would be an initial filing fee of $495.00 and the “best guess” minimum legal fee would amount to $1,500.00. However, it was acknowledged that the fees would likely be higher.

15345 Saddleback Rd

- The trenches in the front yard have been filled. The repairs and paint to the home have not been completed. Issue has been referred to Paul Sherman, our HOA attorney, he will contact the homeowner to discuss further action.

15532 Live Oaks Springs Canyon Rd

- Exterior of home is in need of repairs and paint. The Board has contacted the homeowner, but to no avail. Issue has been referred to Paul Sherman, our HOA attorney, he will contact the homeowner to discuss further action.

15442 Live Oak Springs Canyon Rd

- Homeowner’s shed/bird cage needs to be relocated as it does not meet setback requirements and was never submitted for approval. Several letters and conversations have occurred between the Board and the homeowner; however the shed has not been moved. Additional complaints have been received by neighbors. The Board has contacted the homeowner, but to no avail. Issue has been referred to Paul Sherman, our HOA attorney, he will contact the homeowner to discuss further action.

Other Business

- President Bruce Palombo will send the Board an updated contact list.

Next Meeting

- Scheduled for Thursday, February 8th at 4:30PM. It will be held at Bergie’s Restaurant.

Adjournment

- The meeting was adjourned at approximately 5:10PM.