CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION

Minutes for Board of Directors Meeting of February 7, 2018

Attendees

- JoAnne Delle (absent)
- Bruce Palombo
- William Barlow
- Julie Kuritzkes
- Jim Hackbarth (absent)

Call to Order

The meeting opened at approximately 4:30PM.

Approval of Minutes

Approval for the 1/04/18 Minutes was motioned, seconded and approved.

Treasurer's Report

The Treasurer's report was submitted by Bill Barlow. As of 2/07/18, 48 homeowners have sent in their dues for 2018. In the month of January 2018, our attorney fees were $1700. 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 2017 Legal Fee	$2,254.00

Architectural Items

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.
- Approval from neighbor at 15661 Live Oak Springs Canyon Road was granted regarding the setback requirements.

15555 Bronco Drive

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

15445 Saddleback Road

- Homeowner requesting garden wall in the front, redo decomposed granite and paint the house existing colors. This was approved.

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. Homeowner sent documentation showing that property would close escrow in February. After further review of the documentation, by Bill Barlow and his wife (who is an attorney), this is not a binding contract. Bill subsequently to check with Broker to determine if actually in escrow.

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

- JoAnne to review plans at 26980 Whitehorse, check color and roofing.
- Proceed with adopting fine penalty. Bruce to distribute materials from Paul via email for Board review and possible consideration in next meeting

Next Meeting
- Scheduled for Thursday, March 9 at 4:00PM. It will be held at Bergie's Restaurant.
Adjournment
- The meeting was adjourned at approximately 5:20PM.

I certify that the foregoing minutes are true and accurate for the February 7, 2018 Board of Directors meeting.

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Julie Kuritzkes – Vice Presidenrt