CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION

Agenda for Board of Directors Meeting of March 12, 2018

Attendees

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

Also in attendance were Cathy Wild and Tom Hauber

Call to Order

The meeting was called to order at approximately 4:10pm.

Approval of Minutes

Approval of the February 7, 2018 were motioned, seconded and approved.

Treasurer's Report

The Tresurer's report was submitted by Bill Barlow.

- Update on status of dues owed. (See attached). Bruce will send letters to the four homeowners that we do not have email addresses for. Bill will send email reminders to the remainder of the homeowners.
- 15432 Live Oak Springs Canyon Road. Dues were paid through escrow and then again by the homeowner. The homeowner will be refunded $100.00
- Insurance premiums for 2018. Approximately 3% increase from last year. Closed.

Architectural Items

15555 Bronco Drive

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

15626 Saddleback Road

- Construction is going on. JoAnne will contact homeowner and ask to cease and desist until plans are submitted and approved.

26912 Whitehorse

- Patio construction is going on. JoAnne will contact homeowner and ask to cease and desist until plans are submitted and 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 documentation, by Bill Barlow and his wife (who is an attorney) this is not a binding contract. Home shows that it sold for $685,000.00. Homeowner is still living in house. Home is now showing pending. Paul to move forward with legal action.

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. Paul to move forward with legal 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. Paul to move forward with legal 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. Bruce to give an update. Trailer with sea-doo in the front yard must be moved. Paul to move forward with legal action.

Other Business

15323 Saddleback Road

- RV is parked in driveway behind garage in full view from the street. Julie will send letter.
- JoAnne to review plans at 26980 Whitehorse, check color and roofing.
- Proceed with adopting fine penalty. Not discussed.

Next Meeting

Scheduled for April 10th at 4:30pm at Bergies.

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