CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION

Minutes of Board of Directors (Annual) Meeting, December 3, 2018

Attendees - Annual Homeowners meeting

Bruce Palombo
Julie Kuritzkes
Bill Barlow
Jo Anne Delle
Several homeowners attended the meeting

Call to Order

Meeting called to order by President Bruce Palombo at 6:00 p.m. at Bergie's.

Approval of Minutes

November 6, 2018 minutes approved. (

Treasurer's Report

*Bill provided November 2018 Financials, Year-to-date Financials, and the 2019 Pro Forma Budget.
*Board agreed on implementing the new Fine Schedule, to become effective January 1, 2019. It has been added to the Building Regulations.
*2018 Year End Budget and Mailings – these will be compiled at our January 2019 meeting and mailed out thereafter.
*Treasurer's Report approved.

Architectural Items

New Business

26921 Whitehorse Place
Over 6' tall driveway gate installed without Board approval – Homeowners served a cease and desist letter to which they responded by email on November 21. Jo Anne emailed homeowners on November 23 requesting that they submit a written request for approval (including photos and description of gate, including height) to be reviewed by the Board. To date, we have not had a response from them.

*****Send letter to either remove or meet Building regulations, however, the homeowner will need to submit plans for approval that meet the building regulations prior to any further action.**

15657 Live Oak Springs Canyon Road
Plans submitted for a driveway gate and split 3-rail fence – Plans approved by Board.

Street Damage
Whitehorse Place (26980, 26977, 26960, 26950, and 26940)
Saddleback Drive (15453)
Discussion held on how there is street damage in front of these homes, possibly caused by contractors, RV's, etc. The streets within the HOA were released as public streets when Santa Clarita incorporated as a City. However, since the damage was most likely caused by the homeowners' contractors or RV's, Jo Anne will send letters to each homeowner requesting that they or their contractor repair the damage.

26911 Whitehorse Place
Garbage Cans, Trailer, Yard/Appearance – Jo Anne will send a letter to the homeowners requesting that they properly store their trash cans (will suggest utilizing trashdayheroes.com) and trailer as well as maintain their yard.

15668 Live Oak Springs Canyon Road
Fallen Tree –**Paul will deal with Bank for action**

15452 Live Oak Springs Canyon Road
Porta-Potty on street in front of home – Julie will contact the homeowners with a request to move the porta-potty onto their property.

Bronco Monument
We were notified that the Bronco Monument is dark at night. Bruce is taking care of the repair. He's ordered a new transformer and will install it this coming weekend. - Completed

Old Business

15668 Live Oak Springs Canyon Road
On-going matter. A lawsuit has been filed. Counsel is to periodically update the Board. Discussion held on how we cannot enter the property yet. The wife has been served; however, the husband has not yet been served (divorced/separated couple). The bank owning the property has confirmed that they will work with us on maintaining the property.

15345 Saddleback Road
Front house repairs needed - Discussion held on how repairs are now underway, and the homeowners have informed us that their painter should be starting on December 5 and construction started in early January.

15323 Saddleback Drive
Gates installed were not approved by the Board as well as the fact that they are between 8-10' tall. Joanne will send letter to homeowner starting that the gates are not within the standards of Building regulations and need **FIRST** be approved and need to be less than 6 feet.
Architectural Items were approved (motion by Jo Anne).

Next Meeting
The next meeting is scheduled for January 3, 2019 at 4:30 p.m. at Bergie's.

Adjournment
Motion (by Jo Anne) to adjourn the meeting at 6:56 p.m. was approved.

Election Results
The votes were counted by the Inspector of Elections Tom Hauber for the 2019 Board of Directors and the results are as follows:
Bill Barlow – 49 votes
Jo Anne Delle – 52 votes
Julie Kuritzkes – 88 votes
Bruce Palombo – 72 votes

Respectfully submitted

Jo Anne Delle, CSRHOA Secretary