CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION

Minutes of Board of Directors Meeting, January 31, 2019

Attendees

Bruce Palombo
Julie Kuritzkes
Jo Anne Delle
Bill Barlow
Fred Plessner

Call to Order

Meeting called to order by President Bruce Palombo at 5:05 p.m. at Bergie's.

Approval of Minutes

January 3, 2019 minutes approved (Motion by Julie; second by Bill).

Treasurer's Report

*2018 Year End Report, 2019 Budget, and 2019 dues mailing compiled and are ready to mail.
*Treasurer Bill Barlow presented the January 31, 2019 Summary Financial Report.
*Treasurer's Report approved (Motion by Julie; second by Fred).

Old Business/Architectural Items

26921 Whitehorse Place - Gates
Jo Anne will contact homeowners to let them know that the new proposed gate is not approved. The side post height of 6' is okay, but the decorative portion may not exceed 7'.

Street Damage
Whitehorse Place (26980, 26977, 26960, 26950, and 26940)
Saddleback Drive (15453)
Julie will reach out to Chuck to see if homeowners are allowed to repair City streets in front of their homes.

26911 Whitehorse Place
Garbage Cans, Trailer, Yard/Appearance – Ongoing matter.

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 of house repairs needed – The homeowner is still making progress.

15323 Saddleback Drive
Gates installed were not approved by the Board as well as the fact that they are between 8-10' tall. No response to first letter so Jo Anne will send a second letter to homeowner.

Architectural Items were approved (Motion by Bill; second by Bruce).

New Business

Amendment to Building Regulations - Per Paul Sherman, HOA attorney, other than our CC&R's, we as a Board have the ability to amend anything for our HOA (e.g. Building Regulations) without a vote of the homeowners. Therefore, we determined to change the building regs regarding gate height to the following: The post height of gates may not exceed 6'. With Board approval, decorative portions of the gate may extend beyond 6', but no more than 7'. This amendment was approved by the entire Board.

New HOA Laws for 2019 – Bill presented the 2019 HOA laws for financial reports and we reviewed our reserves.

27139 Crystal Springs Road – plans approved for a change to the roof ridge/pitch.

15618 Saddleback Road – Replaced wood trim/fascia boards around house six months ago and still have not painted; just raw wood at this time. Jo Anne will send a letter.

Trash cans are not being kept behind gates at many homes and not being put away in a timely manner. We will include an article regarding this matter in our next newsletter as well as make note of offenders on our spring HOA tour.

Next Meeting

The next meeting is scheduled for Thursday, February 28, 2019 at 4:30 p.m. at Bergie's.

Adjournment

Motion (by Julie; second by Fred) to adjourn the meeting at 5:41p.m. was approved**.**

Respectfully submitted,

Jo Anne Delle, CSRHOA Secretary