CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION
Minutes of Board of Directors Meeting June 11, 2020

Attendees:
Fred Plessner
Jo Anne Delle
Bill Barlow
Julie Kuritzkes

Call to Order
Meeting called to order by Jo Anne Delle at 3:39 p.m. via Zoom.

Approval of Minutes
May 14, 2020 minutes approved (Motion by BB; second by JK).

Treasurer's Report
*Treasurer Bill Barlow presented the May 2020 Monthly Financial Report.

*Treasurer's Report approved (Motion by JD; second by JK).

Old Business/Architectural Items

15234 Bronco
Our President, Bruce Palombo, has sold his home in our HOA and has resigned from the Board. Motion made by Bill and seconded by Julie to have our current VP, Fred, serve as our interim President until re-election time at the end of the year. Motion passed unanimously. With four current Board members, the Board still has enough members to continue for the rest of this year.

15657 Live Oak Springs
The new roof on their newly constructed RV garage has been completed. This item is now closed.

15435 Live Oak Springs
The trailer used to haul jet skis is still on their driveway. We've sent them three letters on this matter. Before turning the matter over to legal counsel, Fred will call the homeowner as a last attempt to rectify this situation.

15668 Live Oak Springs
The landscaping at this home is being maintained; however, a letter will be sent requesting their compliance with the CC&R's by taking care of the still-present gopher holes in the lawn and making sure the lawn is getting enough water as there are still dry spots. Additionally, the owner will be requested to remove the piano that has been located on the side of the home for many weeks.

Storage Box
Bill proposed that we close our storage box and save the monthly rent. There are 5-6 plastic carrying cases in it currently. Fred offered to store the remaining items in his garage. Bill will start going through these cases to see what items can be purged. This is an on-going matter.

26911 Whitehorse
A letter will be sent to the homeowner letting them know that the appearance of their yard is not within the standards of our HOA. They need to trim all overgrown plant material, handle weed abatement, and take care of the gopher holes in the lawn. They will be notified that this will be the last letter they will receive from the Board. If they do not comply, the matter will be turned over to the HOA's legal counsel and all future communication will be through him. We will follow up on this home on our upcoming HOA drive-around.

New Business/Architectural Items

26920 Whitehorse
Email received from owner Edgar Polanco on May 18, 2020 for the following:
*Replace roof (two options: Tesla solar roof OR concrete roof tile charcoal blend).
*Replace siding.
*Replace windows.
*Replace vinyl fence and gates with stuccoed walls including a topper and wrought iron gates.
*Add hedge of Ligustrum privets in front of new wall, spaced every three feet.
*Replace driveway.
*Add two-foot wide planter in between the shared driveway with their neighbors.
*Add stairs and pilasters from the street to the front yard and a walkway to the front door.

Julie will send a letter via certified mail to the homeowner requesting the following:
*A hard copy of all proposed architectural plans/changes.
*With the plans, the owner needs to give us all needed City and Fire approvals.
*We need a plot plan showing the distance to the property lines for all proposed plans/changes.
*We need neighbor sign-offs from both next door neighbors.

15545 Saddleback
Email received on June 3, 2020 from their solar company requesting instructions on how to proceed with installing solar at their home. Julie has responded to the email, but has not yet heard back from the solar company. Will roll this item over to next month.

Next Year's Board
Jo Anne will draft a letter for Board approval to send to all homeowners regarding the need for owners to step up and run for the upcoming year's Board. At least three, possibly all current Board members will not be continuing next year. In the letter, we will let owners know the following:
*If we do not have a volunteer Board, we will need to hire a management company to run our HOA.
*The cost of hiring a management company will be prohibitive, approximately $250 per month per homeowner.
*How important it is to have a volunteer Board in order to protect our beautiful community.

Spring/Summer HOA Drive-Around
This will take place at 11:00 a.m. on Saturday, June 13, 2020.

Architectural Items were approved (Motion by BB; second by JK).

Next Meeting
The next meeting is scheduled for July 9, 2020 at 4:30 p.m. at Bergie's.

Adjournment
Motion (Motion by FP; second by JK) to adjourn the meeting at 4:27 p.m. was approved**.**

Respectfully submitted,

Jo Anne Delle, CSRHOA Secretary