CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION
Minutes of Board of Directors Meeting July 9, 2020

Attendees:
Fred Plessner
Jo Anne Delle
Bill Barlow
Julie Kuritzkes

Call to Order
Meeting called to order by President Fred Plessner at 4:31 p.m. via Zoom.

Approval of Minutes
June 11, 2020 minutes approved (Motion by JK; second by BB).

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

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

Old Business/Architectural Items

15629 Bronco
Side yard needs maintenance and is a fire hazard. Letter sent. The weeds and brush have been cut down. This is now closed.

27328 Bronco
Trash cans in front of county gates next to this home. Still there. Second letter will be sent.

26847 Chuckwagon
Front yard hillside needs to be weeded. Letter sent. On 6/30/20 an email was received from the homeowner asking for us to be specific on what needs to be done with regards to their hillside so that they can direct their gardener. Fred will call the owner to discuss.

15611 Condor Ridge
Hillside is very dry and a fire hazard; DG needs to be weeded. Letter sent. This matter has been handled so this is now closed.

27126 Crystal Springs
Trash cans at end of shared driveway. Might belong to 27128. Still there so second letter will be sent.

27128 Crystal Springs
Trash cans at end of shared driveway. Might belong to 27126. Still there so second letter will be sent.

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. Fred will contact Paul Sherman.

15508 Live Oak Springs
Yard is dead. Majority of yard still dead so second letter will be sent.

15531 Live Oak Springs
Trash cans in front of side gate. Letter sent. Trash cans now being stored properly so this will be closed.

15646 Live Oak Springs
RV visible behind side gate. Letter sent. This is our third letter on this matter (two in 2019; one in 2020). The RV is still visible behind the side gate so Fred will contact Paul Sherman.

15668 Live Oak Springs
Trash cans in front of side gate. Piano on side of home. Second letter to be sent.

15669 Live Oak Springs
Landscaping on east side of the river bed/stream (at the Bronco monument) needs maintenance. This area belongs to the homeowner. Letter sent. The area is still very dry and full of weeds so a second letter will be sent.

15349 Saddleback
Potential back yard construction. Construction materials on driveway and City permit in garage window. Letter sent for plans. An email was received from the homeowner letting us know of maintenance being done, but no new construction. This is now closed.

15445 Saddleback
Trash cans in front of side gate. Letter sent. Some lattice has been added to cover the storage area of their trash cans. This is now closed.

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. Second month in a row with no response from the solar company. This is now closed.

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. Fred will follow up with Paul Sherman.

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.

Julie and Jo Anne will meet in person with the homeowners on July 10 to go over the proposed plans.

26925 Whitehorse
Front hillside and parkway need maintenance. Letter sent. Held over for next month. Need to follow up to see if maintenance has been performed.

26949 Whitehorse
Front hillside and parkway need maintenance. Letter sent. Held over for next month. Need to follow up to see if maintenance has been performed.

26980 Whitehorse
Roof construction underway. Possible repair. Letter sent for plans if anything other than restoration. An email was received from the homeowner letting us know that roof maintenance was being done. This is now closed.

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.

Next Year's Board
A letter was sent 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. We've had a good response to our letter and Jo Anne will draft an email to be sent to all homeowners who responded inviting them to our August meeting.

New Business/Architectural Items

15517 Live Oak Springs
Yard is dead and very dry. Letter to be sent.

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

Next Meeting
The next meeting is scheduled for August 20, 2020 at 4:30 p.m. via Zoom.

Adjournment
Motion (Motion by JK; second by JD) to adjourn the meeting at 5:26 p.m. was approved**.**

Respectfully submitted,

Jo Anne Delle, CSRHOA Secretary