CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION
Minutes of Board of Directors Meeting September 3, 2020

Attendees:
Fred Plessner
Jo Anne Delle
Bill Barlow
Julie Kuritzkes

Call to Order
Meeting called to order by President Fred Plessner at 4:30 p.m. via Zoom.

Approval of Minutes
July 9, 2020 minutes approved (Motion by BB; second by JK).

Treasurer's Report
*Treasurer Bill Barlow presented the July and August 2020 Monthly Financial Reports.
Bill mentioned that we may need to have an external audit of our financial statements done by a CPA. It was decided that, if needed, we'll retain an auditor and pursue starting annual audits at the end of 2020.

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

Old Business/Architectural Items

27328 Bronco
Trash cans in front of county gates next to this home. Still there. Second letter sent. Per letter from homeowner, he has stored these trash cans in this same location for the past 12 years and it hasn't been a problem until now. He wants to talk to a Board member on this matter, so Julie volunteered to call him.

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.

27128 Crystal Springs
Trash cans at end of shared driveway. Might belong to 27126. Still there so second letter sent. 7/18/20 email received from 27126 Crystal Springs owner stating these trash cans are not theirs, but belong to 27128 Crystal Springs. Trash cans still there, but no complaints from the neighbors, so this matter will be closed.

27128 Crystal Springs
Power boat stored and serviced in street in front of home. Letter sent. Boat no longer there. This matter will be closed.

15435 Live Oak Springs
The trailer used to haul jet skis is still on their driveway. Now being handled by Paul Sherman. The trailer is now consistently being stored off-site, so this matter will now be closed.

15508 Live Oak Springs
Yard is dead. Majority of yard still dead so second letter will be sent. No change. However, there's a discrepancy in our records of who the correct owner is of this property. We'll research to find the correct owner and start over with letter #1 to them.

15517 Live Oak Springs
Yard is dead and very dry. Letter to be sent. Yard looking somewhat better so we'll keep an eye out to see if it improves.

15646 Live Oak Springs
RV visible behind side gate. Now being handled by Paul Sherman. Plant material has been returned to obscure view of RV, so this matter is now closed.

15668 Live Oak Springs
Trash cans in front of side gate. Piano on side of home. Second letter sent. Piano has been removed and trash cans are being stored properly, so this matter is now closed.

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 second letter sent. Dead/dry plant material has been weed-whacked, so this matter is now closed.

26911 Whitehorse
Appearance of their yard is not within the standards of our HOA. Now being handled by Paul Sherman. 8/9/20 – email from Paul Sherman stating the homeowner has spent $2000 on sprinklers and is fixing the front lawn. Need to follow up.

26925 Whitehorse
Front hillside and parkway need maintenance. Letter sent. Need to follow up to see if maintenance has been performed. Julie volunteered to do this.

26949 Whitehorse
Front hillside and parkway need maintenance. Letter sent. Need to follow up to see if maintenance has been performed. Julie volunteered to do this.

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 Candidates
Bill will invite one of the candidates, a potential new Treasurer, to attend next month's meeting. If this candidate is in agreement, we will appoint him to the current Board to fill our empty position and to train on becoming Treasurer for the remainder of this year. We also discussed that after next month's meeting, we will send our letter to all homeowners requesting self-nominations for the 2021 Board.

New Business/Architectural Items

Pine tree growing near one of the monuments
Report of a pine tree growing in the middle of the Condor Ridge Monument area, detracting from the view of the monument. Bill volunteered to follow up on this matter.

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

Next Meeting
The next meeting is scheduled for Thursday, October 1 at 4:30 p.m. on the patio of Casa Vieja.

Adjournment
Motion (Motion by BB second by JD) to adjourn the meeting at 5:45 p.m. was approved**.**

Respectfully submitted,

Jo Anne Delle, CSRHOA Secretary