CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION
Minutes of Board of Directors Meeting October 1, 2020

Attendees:
Fred Plessner
Jo Anne Delle
Bill Barlow
Julie Kuritzkes
Manny Mihut

Call to Order
Meeting called to order by President Fred Plessner at 4:35 p.m. via Zoom.

Approval of Minutes
September 3, 2020 minutes approved (Motion by BB; second by JD).

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

Bill reminded the Board that we need to find an independent auditor to perform our annual audit. Fred will contact Paul Sherman to see if he has a recommendation and Jo Anne will contact her neighbors the Jemisons who own their own accounting firm.

A discussion was held on the dues for 2021. A motion was made and passed to keep the annual dues at $100 (Motion by BB; second by JK).

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

Old Business/Architectural Items

15618 Bronco
Storage shed located in front yard. Letter sent requesting shed be moved to back yard where it's not visible from the street. Will follow up next month.

15633 Bronco
Landscaping sign in front yard. Letter sent requesting it be removed. The sign has been removed and this matter is now closed.

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. Julie reported calling and leaving three messages for the owner to call her back, but has not had a return call. We will close this matter.

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. Fred reported that the hillside is looking better and he will continue to monitor it.

15508 Live Oak Springs
Yard is dead. First letter sent. Yard is still dead so second letter will be sent.

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. Jo Anne to check on this yard and send second letter if needed.

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. Julie will follow up. Letter to be sent if needed and/or notify Paul Sherman.

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. Second letter to be sent if needed.

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. Second letter to be sent if needed.

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
Manny Mihut attended our meeting and introduced himself and presented his background to the Board. Motion made and passed to have Manny fill the vacant seat on the 2020 Board (Motion by FP; second by JK). Motion then made and passed to have Manny serve as assistant Treasurer under Bill for the remainder of this year (Motion by BB; second by FP).

It's time to get our Self-Nomination form and letter out to the homeowners. Julie will call Bruce Palombo to see if he has the file for the form and letter. Jo Anne will prepare the letter and send it to the rest of the Board for approval. She and Julie will then stuff the letters and aim to have them in the mail no later than October 8, 2020.

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. Bill reported that the "tree" is very small and Fred volunteered to remove it himself.

New Business/Architectural Items

Julie reported some homes in the HOA (mostly newer homeowners) who are doing architectural work without prior approval. She will note the addresses so that letters can be sent.

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

Next Meeting
The next meeting is scheduled for October 29, 2020 at 4:30 p.m. at Casa Vieja.

Adjournment
Motion (Motion by BB second by JK) to adjourn the meeting at 5:33 p.m. was approved**.**

Respectfully submitted,

Jo Anne Delle, CSRHOA Secretary