

Crystal Creek Annual Owners Meeting Minutes

Date: 10.19.2022

Time: 7:00 PM (Virtual)

- I. Meeting was called to order by Brenda Veresh at 7:05 PM. Brenda requested roll call be done via chat with 15 owners present for the meeting.
- II. Introductions of the board and management company
- III. Board nominations as follows
 - a. Brandon Loftus
 - b. Kristen McKinnon
 - c. Nicole Colton
 - d. Milton Flinders
- IV. Financials were reviewed and presented by Brenda Veresh. Proposed 2023 Budget was reviewed and approved by owners.
 - a. Income Statement was reviewed and approved
 - b. Balance sheet was reviewed
 - c. A brief update was given on the current delinquency which was a total of \$11.00 among 7 owners. Delinquent balance is from mailing notices being charged to owner.
- V. Topics discussed were as follows.
 - a. Bark is needing to be freshened up in the Spring along with some dead plants/bushes if drought allows. Board mentioned possible Xeriscape options along 3000 W but will see come Spring if the grass has recovered from Grubs.
 - b. Uneven sidewalks need to be addressed and leveled out by the city; Brenda will reach out to West Point City to get this scheduled.
 - c. The street light on the corner of 3000 W flickers on and off and will need to be inspected by West Point City.
 - d. Discussed the need to contact the city if owners are considering removing grass and going with a low water option due to drought. City is not currently doing any type of reimbursement for flip the strip etc. Also discussed the need for Architectural review if any exterior changes are to be made such as Landscape, painting etc.

- e. Conversation was had about the playground no longer suited for the kids in the HOA. Playground is designed for younger children.
Possible future project to receive bids for removal and owner input on replacement with other options aside from a park.
 - f. Reserve Study is needing to be done to start planning for future reserve replacement/repair items within the HOA.
 - g. Discussed areas that the HOA maintains (common area)
- VI. Meeting adjourned at approximately 7:45 PM