

Meeting Minutes - Special Owners Meeting Crystal Creek HOA Date: June 27, 2023
Time: 6:30 PM Location: Zoom

Attendees:

- Brandon Loftus (Board President)
- Kristen Mckinnon (Board Secretary)
- Milton Flinders (Board Member)
- Brenda Wagstaff (Welch Randall Real Estate)

1. Call to Order: The special owners meeting of Crystal Creek HOA was called to order at 6:30 PM on June 27, 2023, via Zoom. Brandon Loftus, the Board President, presided over the meeting. A total of 47 owners were present, including the board members and Brenda Wagstaff from Welch Randall Real Estate.

2. Financial Overview: Brenda Wagstaff provided a financial overview of the association. She reported that the checking account balance was \$19,459.92, and the Reserves account balance was \$8,601.11.

3. Agenda Item 1: Review of Common Area Landscape and Bids: Brandon Loftus discussed the estimates provided to replace approximately 40 dead shrubs throughout the HOA, mulch the playground area and common areas, and replace some dead trees. An estimate was also provided for repairs to the Monument on 3000. Opinions expressed varied regarding the monument, with some suggesting removal and others recommending repairs. Brenda Wagstaff offered to research the process and cost of removing the monument.

Discussion Points:

- Owners shared their thoughts on the proposed landscaping projects and expressed their preferences for the monument's future.
- Questions were raised regarding the budget allocation for the landscaping and the impact on HOA funds for the remainder of the year.
- The board emphasized the need for a well-maintained common area and the importance of considering cost-effective options.

Action Taken:

- Brenda Wagstaff agreed to conduct research on the removal process and cost of the monument and present the findings to the board and owners.
- The board decided to postpone a final decision on the landscaping projects and the monument until Brenda's report is received.

4. Agenda Item 2: Review of Rules and Regulations along with CC&R's: The review of the Rules and Regulations was prompted by recent violations concerning trailer parking within the community. The current declaration only allows trailers to be parked on the side yard setback in an enclosed area. Some owners expressed the need to amend this rule in the declaration.

Discussion Points:

- Owners shared their concerns and opinions on the current trailer parking rule and proposed amendments.
- Questions were raised about the impact of amending the rule on aesthetics, safety, and property values.
- It was suggested that Brenda Wagstaff send an email to all owners to gather feedback and opinions on amending the CC&R to allow trailer parking in driveways, with specific conditions to prevent obstruction.

Action Taken:

- Brenda Wagstaff agreed to send an email to all owners seeking feedback and opinions on amending the CC&R regarding trailer parking.
- The board decided to defer pursuing trailer violations until July 14th at 5:00 PM, allowing owners sufficient time to provide input.
- Owners were encouraged to voice their concerns and opinions to Brenda Wagstaff at brenda@welchrandall.com.

5. Additional Business:

- The board expressed the need for additional board members and requested interested owners to reach out to Brenda Wagstaff.

Discussion Points:

- Ideas were discussed to improve the community, including the removal of decorative lighting with visible cords, expanding the fence verbiage to include tan and white, and implementing a new notification process.

Meeting was adjourned at approximately 7:25 PM by Brandon Loftus