

CRYSTAL BAY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES – OPEN SESSION

Crossroads Nazarene Church, Chandler, AZ

Thursday March 30, 2023 at 6pm

Patrick called the meeting to order at 6:04pm

Attendees:

- Patrick Daugherty – President
- Keith Thurston – Vice President
- Brendan Weingartner – Secretary
- Jeff Pals – Treasurer
- Kevin Semenuk – Grounds Committee/Director
- Scott Darnall – Kinney Management Services

Homeowner Forum:

- Kristina Pals (972 Benson)
 - Suggested making the community more contemporary/modern
 - Mentioned concerns about landscaping (shrubbery) being over trimmed and not flowering
- Arianna Arroyo (952 Benson)
 - Suggested as an option to upgrade the house numbering to a more modern look
 - HOA Board requested material samples, design ideas, etc. be provided at next HOA meeting
 - If the numbering became incorporated into the community, residents would be given the option to pay for the new numbering on their house

Financial Report:

- Reviewed Financial Report
- Discussions about possibly shutting off lake fountains at night to conserve electric costs

Architectural:

- Solar Panel Policy
 - Scott to provide for HOA board to review

New Business:

- Neighborhood Party
 - Brendan mentioned having our Neighborhood Block Party in May before the heat, HOA Board approved the party (TBD / Saturday May 13, 2023).
- Reserve Analysis
 - Kevin made motion to approve RDA firm to inspect property for \$1K not to exceed (NTE), Jeff 2nd motion, all in favor

Old Business:

- Speed Humps
 - Keith made a motion to install two (2) speed humps; one (1) on Ivanhoe and one (1) on Woodbourne, NTE \$30K. Kevin 2nd the motion, all in favor
 - Kevin made a motion that we approve the two (2) speed humps locations at Lots 106 & 107 and Lots 75 & 76. Keith 2nd the motion, all in favor
 - Reference map attached to meeting minutes for speed humps
 - Short Term Rentals
 - Jeff made a motion to table the short-term rental, and look into City of Chandler requirements. Keith mentioned he'd search for how many rentals the neighborhood

currently has. Scott mentioned he'd sent a list of rentals to Keith on 4/1. Keith 2nd the motion, Brendan opposed motion.

Grounds:

- Kevin made a motion to add three (3) people to the Grounds Committee:
 - Kristina Pals
 - Arianna Arroyo
 - Chris Arts
 - Ted Hopkins (remove from Grounds Committee)All in favor, motion passed
- HOA Owned Stucco Walls
 - Keith made a motion for to solicit minimum two (2) bids for repairing stucco walls (including stucco and paint to match adjacent walls). Kevin 2nd the motion.
 - Plantings on Raintree Way
 - South Path Sidewalk Gaps/Lifting
 - Kevin made a motion to solicit minimum two (2) bids for grinding/repairing concrete sidewalks slabs owned by HOA. Keith 2nd motion.

Next HOA Board Meeting:

- Wednesday May 24, 2023 at 6pm

Closing

- Sarah moved to adjourn the meeting at 7:50pm, Brendan second, vote unanimous

Approval Signature

Date