

CRYSTAL BAY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES – OPEN SESSION
Crossroads Nazarene Church, Chandler, AZ
Wednesday May 24, 2023 at 6:30pm

Patrick called the meeting to order at 6:30pm

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:

- No homeowners present at meeting (5/24/23)

Financial Report:

- Reviewed Financial Report

Architectural:

- No update

New Business:

- ProScape
 - Oleanders cut 50% back
 - Every 6 months major cutbacks take place
 - Flower plants, 4 weeks until cut
 - After bloom, trim not cut
- Keith mad a motion to remove tree on Raintree and grind stump for \$895- per ProScape's quote estimate 1881, Jeff 2nd motion, motion passed
- BW made a motion to increase the spending limit Scott w/ Kinney Management is allowed to approve from \$500- to \$750-. Jeff 2nd motion, motion passed

Old Business:

- Speed Humps
 - Signatures are being collected by Sarah
 - 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 (CB-1) to meeting minutes for speed humps
 - Short Term Rentals – Tabled indefinitely
 - 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.
 - Kevin made motion to approve RDA firm to inspect property for \$1K not to exceed (NTE), Jeff 2nd motion, all in favor
 - Neighborhood Party – Saturday May 13, 2023
 - W Shannon St – Partially built ramada, tabled until July meeting

Grounds:

- Concrete repairs on South Path sidewalk
 - Scott working on soliciting bids
 - Scott soliciting bids in lieu of concrete repairs to remove and replace w/ ¼' minus gravel
- Raintree Way
 - Olive trees and Palm trees review, heights of both about trimming
- Waterfall feature – need to have George look and advise
- 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:

- Thursday July 20, 2023 at 6pm

Closing

- BW moved to adjourn meeting at 7:17pm, Keith 2nd

Approval Signature

Date