

CRYSTAL BAY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES – OPEN SESSION

Wednesday July 24, 2019 –Crossroads Nazarene Church, Chandler

Kevin called the meeting to order at 6:05pm.

Quorum was validated. Present members – Kevin, Luis, Joe, Scot, Patrick and Scott of Kinney Management Services (KMS). Members not present - None.

Homeowner Forum –There were no homeowners present.

Minutes –Minutes from the May 22nd, 2019 meeting were reviewed and approved by General Consent.

Financial Report –The financial report was reviewed and discussed by present members.

Architectural – Architectural requests were reviewed by the board. There was discussion concerning prior architectural request and how to handle their denial. There was discussion about backyard structures as well as storage sheds that are visible to the community or that extend above walls as well as how each are handled within the Architectural Guidelines and CC&R's.

New Business – The board discussed community landscaping and expressed their concerns with regard to the contracted company (Dupper). The board discussed the lack of consistency or rarely fulfilling their responsibilities outlined in the contract with our community. Additional concerns regarding the mishandling of these responsibilities and how it has cost the community money making repairs that should have been caught prior to damage occurring. The board asked that Scott seek interested landscaping companies to be considered for replacing Dupper and caring for the community. The board discussed updating the RDA report to add pedestal replacement every 20 years at a cost around \$3,000 in today's money.

Old Business –SRP pedestal has been installed and irrigation has been restored. Landscaping company has fertilized and is monitoring daily.

New planting in near complete and will be reviewed. The board briefly discussed reviewing and approving the two areas not accepted/approved in phase 2 work.

Bids and Proposals for Approval–Dupper Pump maintenance management. This matter was tabled as no bid or proposal had been received to review and consider.

Next Board Meeting –The next board meeting is scheduled for September 25, 2019 with subsequent meetings being scheduled for November 20, 2019. There is a potential for a meeting 15 days from today and it will be noticed 7 days prior to the date when that date has been determined.

Adjournment –The meeting was adjourned by general consensus at 7:40pm. Meeting adjourned.