Crumbacher Estates Owners Association

May 20th, 2013 – Board Meeting Minutes

Call to Order: 7:08 p.m.

Present:

President:

Doug Hale

Director:

Roxana Martin

Vice President:

Darren Schmidt

Secretary/Treasurer: Ken Radford

Water Operator:

Carl Behrent

Association Members:

Approval of Consent Agenda

- Current Meeting Agenda
- Meeting Minutes for March 25th.
- Financial report:
 - o Balance Sheet for Current Assets - \$53,814.81 Fixed Assets - N/A
 - MOTION: To approve the consent agenda.
 - Motion by Darren Schmidt, second by Roxana Martin.
 - All were in favor.
 - Motion passed.

Water System

- Operator report
 - Startup of summer pump went well.
 - Mechanical difficulties with the cycle stop valve were addressed.
- Water system project bids
 - Source meter installation on winter well \$1006.94.
 - o Gate & check valves in pump house- \$1,417.54.
 - Discussion with water manager input was that these could be deferred. safely for now as the repair budget was already depleted.
 - MOTION: To defer repair for now and include in next year's budget process.
 - Motion by Ken Radford, second by Darren Schmidt.
 - All were in favor.
 - Motion passed.
- Water system surplus items
 - Surplus items include partial roll of roofing paper and some metal roofing

- MOTION: To list the surplus items in Partyline.
 - Motion by Roxana Martin, second by Darren Schmidt.
 - All were in favor.
 - Motion passed.
- Water right approval and irrigation plan
 - New (superseding) water right certificate reviewed.
- Transfer fees
 - A fee for irrigation transfers was suggested at the annual meeting.
 - President Doug Hale excused himself from the discussion since he has a pending transfer request before the Board.
 - MOTION: To charge a \$50.00 fee for transfer applications.
 - Motion by Ken Radford, second by Roxana Martin.
 - All were in favor.
 - Motion passed.
 - o Doug Hale rejoined the meeting following the vote.
- Consumer Confidence Report
 - The annual water report is due by July 1st.
 - Doug will work with the water manager to ensure it is completed on time.

Association Issues

- Kaiser tree cutting request
 - Letter was sent to the lot owner, with no reply to date.
- Dog & noise complaint
 - Discussion on enforcement policy development.
 - The policy committee will attempt to have a document ready for approval by the next meeting.
- Covenant review
 - An apparent change in lot configuration prompted questions regarding applicability of the covenants.
 - MOTION: To proceed with legal review of lot development and covenant applicability.
 - Motion by Ken Radford, second by Darren Schmidt.
 - All were in favor.
 - Motion passed.
- Accounts in arrears
 - Financial institution has taken ownership of Lot 9.
 - Questions will need to be answered regarding the status of our lien.
 - Other properties in arrears (Lot 29 and Lot 19 Pine Cone) will be addressed according to covenants and current policies.

Next Board Meeting

 Next board meeting will be at 7:00 p.m., June 24th, 2012 at President Doug Hale's home.

Adjourn

- MOTION: To adjourn the meeting.
 - o Motion by Roxana Martin, second by Darren Schmidt.
 - All were in favor.
 - Motion passed.

Meeting adjourned at: 8:40 p.m.

President, Doug Hale

Secretary/Treasurer, Ken Radford