

**Crumbacher Estates Owners Association**  
November 24<sup>th</sup> 2014 – Board Meeting Minutes

**Call to Order: 8:03 p.m.**

**Present:**

<b>President:</b>	<b>Doug Hale</b>	<b>Director:</b>	<b>Rennie McCormick</b>
<b>Vice President:</b>	<b>Not present</b>	<b>Director:</b>	<b>Vacant</b>
<b>Secretary/Treasurer:</b>	<b>Ken Radford</b>	<b>Water Manager:</b>	<b>Not present</b>

**Members:**

**Approval of Consent Agenda**

- Approval of Minutes:
  - Special water system meeting – October 23<sup>rd</sup>, 2014
  - Scheduled meeting – October 27<sup>th</sup>, 2014 cancelled
- Current Meeting Agenda
- Financial report:
  - Balance Sheet – October 31<sup>st</sup>, 2014  
Current Assets \$66,405.88
- **MOTION: To accept consent agenda.**
  - Motion by Rennie McCormick, second by Ken Radford.
  - All were in favor.
  - **Motion passed.**

**Water System**

- Repair of leaking pipe completed on summer system.
- Meter and meter vault prices have been requested from O'Connell Drilling.

**Association Issues**

- Lot 34 new owners – John & Priscilla Graham.
- Lot 23 PC
  - Three enforcement items have been sufficiently addressed.
  - Fourth enforcement item regarding clean-up of property still not addressed.
    - Email received October 27<sup>th</sup> stating agreement with poor conditions. Owner stated that the compliance contract would arrive within a week and clean-up would be completed by December 1<sup>st</sup>.
    - The contract has not been received and no evidence of clean-up is observed.
    - Charges for this covenant violation will be initiated in December, as provided by policy, if requested actions are not completed.

- Budget Review
  - Budget vs Actual report (Jan-Oct YTD) shows net income ahead of budget.
  - 2015 budget will be prepared for board review at the January meeting.
- Snow plowing
- Invoice audit
  - Ken suggested having a third party audit of the association billing and balances.
  - Sandi Buzzard charges \$75.00/hr for this service.
- **MOTION: To request an audit of the Crumbacher Estates billing and balances by Sandi Buzzard.**
  - Motion by Ken Radford, second by Rennie McCormick.
  - All were in favor.
  - **Motion passed.**

#### **Next Board Meeting**

- Next board meeting will be at 7:00 p.m., January 26<sup>th</sup>, 2014 at President Doug Hale's home.

#### **Adjourn**

- **MOTION: To adjourn the meeting.**
  - Motion by Rennie McCormick, second by Ken Radford.
  - All were in favor.
  - **Motion passed.**

**Meeting adjourned at: 8:45 p.m.**

  
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President, Doug Hale

  
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Secretary/Treasurer, Ken Radford