

Minutes of the Crystal Falls Association Board of Directors Meeting
December 17, 2015 12:00pm

The meeting was called to order by John Welch President. Other directors in attendance were, Allan Beck, Vice-President, Jeannette Sedlemeyer, Secretary, Delphine Tipper, Treasurer, Roger Mattson, Director. Association staff and volunteers in attendance were Anita Tyra and Lydia Welch, Activity Committee, Rich Painter, CC&R Committee, and Office Manager Lois Alameda. The Pledge of Allegiance was led by John Welch.

The Regular meeting minutes of November 19, 2015 were reviewed by the Board. **John Welch made a motion to accept the minutes of November 19, 2015 as prepared, seconded by Allan Beck, all in favor.**

John Welch announced that the next Board Meeting is a special meeting scheduled for January 5, 2016 at 12:00 pm to have the newly elected Directors take office, and the next regularly scheduled meeting will be held January 21, 2016 at 12:00 pm.

John Welch opened Member Concerns: Members of the Association spoke to the Board.

The Treasurer's report as of December 14, 2015, was read by Delphine Tipper, Treasurer. **Allan Beck made a motion to accept the Treasurer's Report as presented, seconded by John Welch, all in favor.**

Office Manager Lois Alameda, stated that the draft budget for 2016 was enclosed in the packet for review by the Board of Directors. She further stated that questions or concerns could be answered individually as the Board Members came into the office between now and the next regular board meeting in January 2016.

Anita Tyra gave the Activity Committee Report, and stated that the Annual Calendar of Upcoming Events for 2016 is provided for the Board and public, and will be sent to homeowners with billing 1/1/16.

John Welch gave Maintenance and Long Term Report, stating that the repair at the lower lake held and is slammed full of water now. Kevin is in the process of cleaning at the Upper Lake. Keven and Allan sealed the Clubhouse parking lot. The New Treadmill is set up at the Gym.

Under Old Business – None - moved on to New Business:

John Welch and other Directors recognized and thanked Delphine Tipper, Treasurer for her years of service as a member of the Board of Directors from 2011-2015.

John Welch turned the opening of the sealed Election Ballot results envelope over to Allan Beck, Vice-President, Allan Beck opened the envelope and read results, the 3 new directors for the term 2016-2017 are: Rich Painter, John Welch and Bryan Tyra. Allan thanked all the candidates that ran for the Board of Directors.

John Welch presented 4 lots that are delinquent on dues, and have not responded to Certified letters sent for Pre-Lien Notification these lots are: Lots 074, 087, 515, 516. John stated that Lot 809 had responded and is making a payment plan. **Allan Beck made a motion to lien lots: 074, 087, 515, and 516, seconded by John Welch, all in favor.**

John Welch presented Lot 065 to write off to Bad Debt of \$75, stating that the property foreclosed and our attempts to contact this person have failed as all the mail has been returned with no forwarding address. **Allan Beck made a motion to write off Bad Debt on Lot 065 for \$75, seconded by Delphine Tipper, all in favor.**

John Welch presented contract with the Browning Reserve Group to conduct our required Reserve Study and update our planned Long Term projects for the upcoming years at a cost of \$2800. **Allan Beck made a motion to approve signing the contract with the Browning Reserve Group and paying \$2800 to complete our required Reserve Study, seconded by John Welch, all in favor.**

John Welch presented the annual approval of the Annual Safety Award to our 2 full time employees of \$100 each. **Allan Beck made a motion to approve annual safety award of \$100 to our 2 full time employees, seconded by Delphine Tipper, all in favor.**

Meeting was adjourned at 12:285pm.