

Minutes of the Crystal Falls Association Board of Directors Meeting  
April 16, 2015 12:00pm

The meeting was called to order by Martha Wilson, President. Other directors in attendance were, Allan Beck, Vice President, Jeannette Sedlemeyer, Secretary, and Roger Mattson, Director. Delphine Tipper, Treasurer was absent. Association staff and volunteers in attendance were Penny Mann Consultant, Anita Tyra and Lydia Welch Activity Committee, John Welch and Rich Painter, CC&R Committee, Randy Simpson and Vince Leal Upper Lake Monitors, Office Manager Lois Alameda and Matt Frediani, with Caldwell Insurance Services. The Pledge of Allegiance was led by Martha Wilson.

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

Martha Wilson announced that the next regular Board Meeting is scheduled for May 21, 2015 at 12:00p noon.

The Treasurer's report was read by Martha Wilson as Treasurer Delphine Tipper was absent. **Martha Wilson made a motion to accept the Treasurer's Report as presented, seconded by Allan Beck, all in favor.**

Martha Wilson gave the CC&R Violation Committee Report to members present.

Anita Tyra gave Activity Committee Report to members present.

Martha Wilson gave the Maintenance and Long Term Report, stating that the remodel of the men's restroom was still being worked on, tree removal. She also reported that the chipping program offered by the Tuolumne County Fire Safe Council has not been utilized, as no homeowners have requested this service.

Office Manager Lois Alameda reported that the association still had not received any communication from Cimarron since letter to terminate relationship.

Martha Wilson gave the Community Garden Update with 13 spots set up at the garden right now.

Under Old Business -

Office Manager Lois Alameda presented the possibility of saving significantly on an internet connection charge to remotely view camera's at the barn online by sharing the cost with Lot owner 363 of approximately \$25 per month vs. over \$100 per month for our own connection with Comcast. Martha Wilson abstained from discussion as she owns lot 363. **Allan Beck made a motion to approve connection at lot 363 for barn remote camera viewing and paying ½ the internet bill which is \$25 at this time per month for this service, seconded by Jeannette Sedlemeyer, all were in favor except Martha Wilson who abstained.**

New Business -

Matt Frediani our insurance broker formerly of Cutler Segerstrom now with Caldwell Insurance Services presented his services to the board, stating that he would be competitive with former brokers pricing for Crystal Falls. **Allan Beck made a motion to switch insurance policies from Cutler Segerstrom to Caldwell Insurance Service with Matt Frediani as our broker as they renew, seconded by Jeannette Sedlemeyer all in favor.**

Martha Wilson and Allan Beck added item to the agenda, Michele Reimert home owner of lot 737 is selling an almost brand new exercise machine for \$400, was originally over \$1500 as they were moving. After discussing with the Activity Committee present, they agreed to allocate the donated funds for this purpose for our gym. **Martha Wilson made a motion to purchase the exercise equipment for the gym for \$400, seconded by Allan Beck, all in favor.**

Lot owner 477 and 313 requested a chicken variance as they would like to have chickens for food consumption. **Allan Beck made a motion to approve the variance request for both lots, after evaluation and inspection providing rules are followed and neighbors don't object, seconded by Martha Wilson all in favor.**

Member Concerns -

Randy Simpson, Upper Lake Monitor reported that approximately 10 people showed up for the upper lake clean up and it went well.

The meeting was adjourned at 1:10pm to Executive Session.