

Minutes of the Crystal Falls Association Annual Board of Directors Meeting  
August 1, 2015 3:00pm

The meeting was called to order by Martha Wilson, President. Other directors in attendance were Allan Beck, Vice President; Jeanette Sedlemeyer, Secretary; Delphine Tipper, Treasurer and Office Manager Lois Alameda. Roger Mattson, Director was absent. The Pledge of Allegiance was led by Martha Wilson

Martha Wilson introduced Harris Wangberg, of Brightpoint Insurance Group part of Zen Benefits Group, he presented to the members various issues regarding Medicare Supplement health care plans and prescription drug plans. He conducted a question and answer session with the members present.

Martha Wilson read meeting introduction and introduced the Board of Directors to the members present. She also made various announcements including all the documents that were available on the back counter for members

- a) Copies are available of the following:
  - i) Crystal Falls Association Bylaws
  - ii) CPA Reviewed Financial Statements 2014 and 2013
  - iii) Summary of Insurance
  - iv) Summary of Income and Expenses Graph 2014
  - v) Treasurer's Report
  - vi) Long Term spending Summary Report 2014
  - vii) (Draft) Minutes of the August 9, 2014 Annual Meeting
- b) Barbecue at 5:00pm, Dance 6:00pm
- c) Next Regular Board meeting is September 17, 2014 at 12:00pm

She also explained at the next regular meeting held September 17, 2015 at noon, a Chairperson to the Nominating Committee would be appointed by the Board to collect members interested in serving on the Board of Directors for 2016-2017 years, and that 3 board positions were up for election.

The Treasurer's report was read by Delphine Tipper. **Allan Beck made a motion to accept the Treasurer's Report, seconded by Jeannette Sedlemeyer all in favor.**

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Martha Wilson gave the following reports as follows:

- a) Lake Report – Report on lower and upper lake maintenance – Martha Wilson
  - i) Annual Sand reclamation project was completed in March-twice as much silt as previous year due to Twain Harte Creek Dam Break in August 2014
  - ii) Set up irrigation system using our private well during drought
  - iii) Installation of security system at upper lake is in process
  - iv) Purchased new benches for upper and lower lakes
- b) Barn Report – Martha Wilson
  - i) Security System at the Barn-upgrading to have remote viewing via the internet
  - ii) Purchase of Miniature Horse – Toby July 9, 2015
- c) Gym Report – Martha Wilson
  - i) New Roof & Painting the Gym
- d) Park Report – Martha Wilson
  - i) Working on Security System at the park/tennis court due to Vandalism in Crystal Falls
  - ii) Resurfacing of Tennis and Basketball courts scheduled to begin this month
- e) Clubhouse Report – Martha Wilson
  - i) Remodel of Men’s Restroom has been completed
  - ii) New ramp has been completed to access upstairs Clubhouse
  - iii) TV & Cabinet installed for Exercise Class to be scheduled
- f) Little Red Hen Community Garden-Martha Wilson
  - i) Community Garden began this year, is a welcome addition to our amenities
- g) Long Term Report of CFA – Martha Wilson
  - i) Browning Report vs Actual Long Term Completed in 2014 – List has been provided on back counter

Anita Tyra member of our Activities Committee reported the activities during the year that had been put on by the activities committee since last annual meeting.

- i) Halloween party held at the Clubhouse October 25, 2014
- ii) Christmas Caroling Event held at the Clubhouse December 12, 2014
- iii) Easter Egg Hunt held at the Clubhouse April 4, 2015
- iv) Car Show & Chili Cook Off Fund Raiser held at the Park June 6, 2015

Martha Wilson reported on a Old Business item that occurred during the year as follows:

- a) Animals/Dog Leash requirements CC&R 7.6 - Martha Wilson

Lois Alameda, Office Manager presented Collection Policy adopted by the Board of Directors March 20, 2014  
Status and Results: She reported that to date we have 10 lots on lien which is just over 1% of our billable lots. As of our July 1<sup>st</sup> 2015 billing, 15% of our lot owners were delinquent in payment on their accounts, but our previous trends all accounts will be brought current with the exception of the 1%. Since instituting this policy the number of delinquent lot owners was reduced from 20% to 15%, which also caused our finance charges being billed to be reduced from \$3300 in 2013 to \$2700 in 2014.

New Business:

Martha Wilson presented August 9, 2014, last year's annual meeting minutes to the Board and public for review. **Allan Beck made a motion to accept last year's annual meeting minutes as prepared, seconded by Delphine Tipper all in favor.**

Martha Wilson presented Outstanding Service Awards to:

Bryan and Anita Tyra, John and Lydia Welch, Richard and Suzette Painter, Randy and Suzanne Simpson, Vince Leal, Penny Mann, Allan and Jean Beck, Jeannette Sedlemeyer, and Delphine Tipper.

Martha had a member pull a ticket for the free 1 Quarter off dues, and Lot 031 was awarded this prize. Also left over watermelons and Car Show T-Shirts were raffled off to the members present.

Owners of approximately 60 lots were present at the meeting, Martha Wilson asked for members that wanted to address the board to state their lot # and name and come to the front to speak.

Home owner Paulette Presley Lot 380 came up to also "thank" Martha Wilson for all of her hard work and contributions to Crystal Falls.

Approximately 12 other home owners addressed the Board on various issues.

The meeting was adjourned at 4:40pm.

These DRAFT minutes are presented to the Board of Directors at our regular meeting held

September 17, 2015 for tentative approval. Final approval will be done during the Annual Board

Meeting to be held, August 2016.