

## Agenda for Crystal Falls Ranch HOA-Annual Meeting August 6, 2016 3:00PM

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### 1) **Call to Order:**

- a) Pledge of Allegiance

- 2) **Roll Call of Directors:** John Welch, President  
Allan Beck, Vice-President  
Jeanette Sedlemeyer-Secretary  
Bryan Tyra-Treasurer  
Rich Painter-Director

**Our Annual Meeting is an informational update meeting, other regular meeting  
Business items will be addressed at our Regular Board Meeting which will be held September 15, 2016.**

**Rules and structure for the meeting: In order to accommodate the members present, the following guidelines will be strictly enforced.**

- ❖ *No comments or questions will be allowed until all reports are complete.*
- ❖ *During the member's comments portion of the meeting, each member who wishes to speak must give his/her name and lot number.*
- ❖ ***In order that everyone will have a chance to be heard, the comments will be limited to 3 minutes each. No one will be allowed to speak twice until everyone else who wants to speak is heard.***
- ❖ *Please remember that both Robert's Rules of Order and Davis-Stirling forbid personal attacks: "Under no circumstances can you attack or question the motives of another member. You may attack an idea or result of a proposal but you must avoid personalities.*
- ❖ *No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.*
- ❖ *Please remember that the members of the Board of Directors are volunteers, and derive no financial gain from serving as a member of the Board. Board members are making every effort to conduct business as prudently and cost effectively as possible for the long term good of the members of our community.*

### 3) **Guest Speaker:**

- a) Randy Hanvelt – Supervisor District #2 – Tuolumne County Board of Supervisors

### 4) **Announcements:**

- a) Copies are available of the following:
  - i) Crystal Falls Association Bylaws
  - ii) CPA Reviewed Financial Statements 2015 and 2014
  - iii) Summary of Insurance
  - iv) Treasurer's Report
  - v) Long Term spending Summary Report 2015
  - vi) (Draft) Minutes of the August 1, 2015 Annual Meeting
- b) Barbecue Dinner will be served downstairs from 5:00pm-6:00pm
- c) The Rusty Rockers Band will provide dance music from 6:00pm-9:00pm

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- d) Next Regular Board meeting is September 15, 2016 at 6:00pm
  - i) The Board will appoint a Chairperson for the Elections Nominating Committee at this meeting, then at the October 20<sup>th</sup> Regular Board Meeting the names of the nominees, which are members in good standing that are interested in serving on the Board for 2017-2018 will be announced. Two director positions are to be filled and providing that 3 or more members are interested in running for a position on the Board, an election will be held, and ballots will be mailed no later than November 15<sup>th</sup> and will be returned by December 15<sup>th</sup>. Should 2 or less members be interested in serving on the Board, the interested members will be appointed to the Board and an election will **NOT** be held. New Board Members will take office on January 1, 2017.
- 5) **Reports:**
  - a) Treasurer's Report – Bank Balances and Bills paid over \$500 – Bryan Tyra
  - b) Lake Report – Report on Lower and Upper lake maintenance – John Welch
    - i) Kevin cleared a lot of the dead trees and brush at the upper lake
    - ii) 40 tons of beach sand was spread at Upper Lake and 50 ton at the Lower Lake
    - iii) An extra bench and BBQ was purchased and an extra picnic table was installed at the Upper lake
    - iv) Both Lakes are Treated and Tested on a monthly basis-all water testing in compliance levels
  - c) Barn Report – Bryan Tyra
    - i) Various Improvements have been made at the Barn and will be presented by Bryan Tyra
  - d) Gym Report – John Welch
    - i) A new Treadmill was purchased for the Gym with the Car Show Funds Raised
    - ii) A new heater was purchased and installed at the Gym
    - iii) Water lines were repaired at the Gym
  - e) Park Report – John Welch
    - i) Richard Painter manufactured and installed a new gate at the tennis courts
    - ii) New tennis court posts and net was purchased
    - iii) BJ Slaton had completed the concrete work at the Tennis and Basket Ball Courts
    - iv) Resurfacing of Tennis and Basketball courts is scheduled for August 22<sup>nd</sup> and to be completed by August 26<sup>th</sup>
  - f) Clubhouse Report – John Welch
    - i) New lawn equipment was purchased for the Clubhouse
  - g) The Community Garden-John Welch
    - i) Community Garden is going well with over a dozen home owners enjoying this amenity
    - ii) There is still space available if you would like to reserve a space
  - h) Long Term Report of CFA – John Welch
    - i) The updated Browning Report was completed May 2016, this 112 page report is available for your review
  - i) Activity Committee Report – Lydia Welch
    - i) Halloween party held at the Barn October 31, 2015
    - ii) Christmas Caroling Event held at the Clubhouse December 11, 2015
    - iii) Easter Egg Hunt held at the Clubhouse March 26, 2016
    - iv) Ice Cream Social at the Barn June 18, 2016
- 6) **Old Business:** None
- 7) **New Business:**
  - a) We have received a request for the membership list from a homeowner in Crystal Falls, for members that are concerned about their privacy, and do not want their Name, property address and mailing address given out an **Opt-Out form** is provided for you to complete and give to the office, this form does not prevent a member from communicating with you using our Alternative Method of communication, which was adopted June 16, 2016. Approval of Opt-Out Form to be mailed out to all homeowner-Discussion/Action
  - b) Approval of Minutes for last year's Annual Meeting held August 1, 2015-Discussion/Action
  - c) Raffle 1 Quarter (\$75.00 Value) off dues– John Welch
- 8) **Member Concerns:** Comments are limited to 3 minutes each.
- 9) **Adjournment**