

Agenda for Crystal Falls Ranch HOA-Meeting October 20, 2016 6:00PM

*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 Member Concerns.*

- ❖ *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 has been 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.*
- ❖ *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.*
- ❖ *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.*

1) **Call to Order:**

- a) Pledge of Allegiance
- b) Roll Call of Directors
- c) Approval of Minutes Regular Meeting –September 15, 2016

2) **Announcements:**

- a) Next Regular Meeting is scheduled for November 17, 2016 at 6:00pm
- b) 3 Home owners are interested in running for the 2 Board Positions-Election Ballots will be mailed out on November 15, 2016 and are due back to the Notary Catherine James by December 14, 2016 results will be given to the Board to open at the December 15, 2016 Regular Board Meeting

3) **Member Concerns:** Members present may address the Board of Directors

4) **Reports:**

- a) Treasurer's Report – Board Motion required – Bryan Tyra – Discussion/Action
- b) Barn Report-Bryan Tyra Discussion/Action
- c) Lake Report-Discussion/Action
- d) Maintenance/Long Term Report -John Welch-Discussion/Action

5) **Old Business:**

- a) Approval of New Clubhouse Use Form – Discussion/Action

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6) **New Business:**

- a) Volunteer to draw names of Candidates for Order to appear on ballot-Discussion/Action
- b) Notary Catherine James, approval to receive and count ballots for Election-Discussion/Action
- c) Write off to Bad Debt due to Foreclosure Lots 158 & 870 - Discussion/Action
- d) Lot 765 Discussion Concerning Garage – Discussion/Action
- e) Annual \$30 Gift Cards for Thanksgiving Raffle, and Employees – Discussion/Action
- f) Purchase 2017 Quickbooks Premier \$379.95 – Discussion/Action
- g) Approval of Community Service for Crystal Falls Association-Discussion/Action
- h) Lot 380 Silt Accumulation at Lake Inlet-Discussion/Action
- i) Lot 865 Reserve Funding Plan-Discussion/Action

7) **Adjourn to Executive Session:** This meeting is closed to membership per Civil Code 4935

- a) Review Attorney Request – Discussion/Action
- b) Approval of Executive Session Minutes-September 15, 2016 – Discussion/Action

8) **Adjournment**