

Agenda for Crystal Falls Ranch HOA-Meeting September 15, 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 –July 21, 2016
- d) Approval of Minutes Draft Annual Meeting-August 6, 2016

2) **Announcements:**

- a) Next Regular Meeting is scheduled for October 20, 2016 at 6:00pm
- b) Any member that is interested on serving on the Board of Directors for the 2017-2018 term is invited to submit to the office a letter 200 words or less that will be used as your candidate statement no later than October 12, 2016. There are (2) positions open on the Board beginning January 1, 2016.
 - i) I has been past policy per Bylaws to appoint a Chairperson to the Nominating Committee, however with the new Civil Code 5105 sections(a)(3) this is no longer necessary.

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
 - i) Tennis/Basketball Court Refinishing Completed August 26th, Opened September 7th

5) **Old Business:**

- a) Draft Unaudited Financial Statement/Budget to Actual requested by Lot 714-Discussion/Action
- b) Purchase of slide for lower lake – Discussion/Action

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6) **New Business:**

- a) Drew Ricker-Campora Propane Presentation – Discussion/Action
- b) Lien Lots 071, 328, 644-Discussion/Action
- c) Write off to Bad Debt due to Foreclosure Lot 545 \$346.23 - Discussion/Action
- d) Consider raising Credit Card Convenience Fee from \$2 to \$3 - Discussion/Action
- e) Purchaser of Lot 672 requesting variance for 6 chickens - Discussion/Action
- f) Complaint several lot owners regarding rental of clubhouse, trailers in parking lot over weekend-August 26th, 27th, 28th- Grace period for Deposit Refund, cut off time for noise- Discussion/Action
- g) Owner of Lot 549 asked if the Association would consider selling Recreational Lot 521A to him-Discussion/Action
- h) Sprinkler System at the park-Discussion/Action

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

- a) Review Correspondence from Legal Counsel-Discussion/Action
- b) Approval of Executive Session Minutes-July 27, 2016 – Discussion/Action

8) **Adjournment**