

## Agenda for Crystal Falls Association at Crystal Falls Ranch-Meeting May 16, 2019 6:00PM

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*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 Robert's Rules of Order forbid personal attacks: "Under no circumstances can you dispute 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 recordings are kept for 1 year. 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.
- ❖ All meeting attendees are requested to turn off or silence cell phones to eliminate disruptions.

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

- a) Pledge of Allegiance
- b) Roll Call of Directors

### 2) **Announcements:**

- a) The next Regular Meeting is scheduled for Thursday, June 20, 2019 at 6:00pm.
- b) Status of Lawsuit
- c) Clean-up Day for Lower Lake Saturday May 18, 2019 (9am-1pm)

### 4) **Approval of Minutes:**

- a) Approval of Minutes Regular Meeting-April 18, 2019

**5) Reports:**

- a) Review of Financial Reports
  - 1) Treasurer's Report-Marife Wood-Discussion/Action
  - 2) Review of latest Bank Statements-Marife Wood-Discussion/Action
  - 3) Budget vs. Actual Operating Account-Donna Maddox-Discussion/Action
  - 4) Budget vs. Actual Reserve Account-Dave de Villers-Discussion/Action
  - 5) Balance Sheet (new regulations)-Donna Maddox-Discussion/Action
  - 6) Delinquent Assessment Receivable Report-Donna Maddox-Discussion/Action
- b) Barn Report-Kevin Wood -Discussion/Action
- c) Budget Committee Report-Dave de Villers-Discussion/Action
- d) Activities Committee Report-Marife Wood-Discussion/Action
- e) Lake Committee Report-Sue Fristad-Discussion/Action
- f) Project Management Committee Report-Chris Stephan-Discussion/Action
- g) Insurance Committee Report-Chris Stephan-Discussion/Action

**6) Open Forum: Open Meeting Act Civil Code 4925(b) 3 minutes per speaker /30 minutes total time limit.**

- a) Members present may address the Board of Directors

**7) Old Business:**

- a) Rules of Conduct – Hearing –Adopt New Rule- Discussion/Action
- b) CC&R Complaint Violation Process-Discussion/Action

**8) New Business:**

- a) Purchase of Hay to last until next May-Discussion/Action
- b) Upstairs Restroom use for summer season-Discussion/Action
- c) Are we having a Regular Board Meeting the 3<sup>rd</sup> Thursday in August after the Annual Meeting?-Discussion/Action
- d) Approve contract with the Browning Reserve Group for a reserve study update with site visit.
  - 1) Approve sending BRG the \$1400 retainer required to accept the contract-Discussion/Action
  - 2) Establish that the site visit should be targeted to completed in July, but not later than mid-August-Discussion/Action
  - 3) Designate who has the authority and responsibility to confirm specific date for the site visit (the entire board, a committee, a specific individual)
- e) Wood Chips plan protocol -Discussion/Action
- f) Chicken Variance Lots 518 & 690-Discussion/Action
- g) Solicitation of Member Contact Info, per civil code 4041-Discussion/Action
- h) Approve Water Slide Purchase for the Lower Lake-Discussion/Action
- i) Approval play structure pad \$1200-Disucssion/Action

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

- a) Approval of Executive Session Minutes of April 18, 2019
- b) Legal Issues-Discussion/Action

**10) Adjournment**