

CRYSTAL SPRINGS HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
MARCH 13, 2003

MINUTES OF MEETING

Call to Order – Shonna Bisagno, President, called the meeting to order at 7:08 PM and introduced Patty Verdun, Vice President, and Regina Hinckley, acting Secretary/Treasurer.

Financial Report – Regina Hinckley presented the financial report. All homeowners present received a copy of the Cash Budget Year for 2002, written estimate of the Crystal Springs Landscape Improvement Plans, and 2003 Proposed Budget.

- Actual Income for 2002 was \$2,674.66
- CD balance as of 12/31/02 was \$4,302.64
- Still need to collect \$895.98 in dues for 2002 (amount includes 21% interest)
- It was noted that dues were raised from \$72 to \$79 due to the possibility of going to a management company
- It was announced that we are not doing the quarterly or semi-annual payment of dues this year. Payment will be due 30 days from the due date on the bill or 21% interest will be assessed.

Question – Why are we maintaining money in the CD?

Answer – The CD is used as a buffer in the event of an emergency.

Question – Why does it cost so much for the landscape company?

Answer – We will take bids from homeowners who would like to do the landscape of the Common Area as long as they can provide a written estimate and contract, and offer the same services that Forever Green Landscape Company provides. (A copy of the estimate and services provided from Forever Green was passed among the homeowners.)

Question – Why is “Recreation” in the 2003 Proposed Budget?

Answer – Recreation is used for things like barbeques, social events, prizes for contests, Welcome Baskets, etc.

Landscape – Bob Wheeler explained the proposed beautification project and that the landscaping would be drought-resistant plants that are native to our climate. (Color copies of the proposed landscape and plants were passed around to homeowners.)

Accomplishments for 2002

- Bids were taken for the proposed landscape project
- CC&Rs were re-typed in a more visually-appealing format
- Obtained a pro bono attorney who is a homeowner in the subdivision
- Website was started/Need someone for maintenance
- Children At Play signs were obtained

General Business

- Ballot for proposed CC&R changes was explained in detail
- Noted that we will begin fining homeowners who are in violation of CC&R's
- Asked to give reminders out about speed limit
 - We have Children At Play signs/need to be installed
 - Institution of a Neighborhood Watch Program could help with speeders
 - Possibly check into stop signs or speed bumps
- Concerns about dogs potentially escaping from their fences and barking
 - Should call Animal Control and they will contact homeowner with dogs being nuisances and they will fine the homeowner or take the dogs away
- Fence repairs along Cherry Lane
 - A homeowner offered to place screws in fence

Nomination of New Officers – The motion to nominate Regina Hinckley as Secretary/Treasurer went to the floor and was passed.

There being no further business, the meeting adjourned at 8:25 PM.