

*Approved 9-15-2020*

**CRYSTAL AT THE VILLAGE  
HOMEOWNERS ASSOCIATION  
BOARD MEETING  
May 13th, 2020, 4:00 P.M.  
VIA CONFERENCE CALL**

**MINUTES**

1. Roll call, determination of quorum and certification of proxies. Mike Vazquez, Unit 16; Lee Pressler, Unit 20; Barton Prideaux, Unit 24; and Neal Elinoff, Unit 14; Greg Ritter, Unit 18, Jenny Frieda, Unit, Unit 24  
David Eckley, Unit 22, proxied Mike Vazquez;  
Also present: Judi Balkind, HOA Manager  
It was determined we had a quorum and Mike Vazquez called the meeting to order.
2. Motion to approve/waive notice of meeting. Lee Pressler made a motion to approve the notice of the meeting. Mike Vazquez seconded and the motion passed.
3. Reading and approval of the Minutes of the Board Meeting of September, 2019: Tabled to next meeting.
4. Reports of officers – President, Mike Vazquez – report (see new business)
5. Unfinished Business
  - a. Financial Statement Review for FY 2019
  - b. Financial Statement Review for FY 2020
6. New Business
  - a. Landscaping - Discuss having One Company tend to all, grass and planters, turnkey. Mike provided an update to the Board regarding the issues. Discussion ensued. Neal was asked to provide a budget for maintenance of the landscaping through the Fall 2020. Jenny raised the question of what the expectations are for the landscaping. It was proposed that there be bi-weekly lawn cutting and weeding as well as definition of the area to be taken care of. Additional discussion ensued. Recommended that the service be inspected when completed to assure that all areas are addressed as requested. Lee Pressler recommended that we obtain two additional Landscaping bids, in addition to Neal's prior to making a decision.
  - b. Quote on Concrete Steps – review bid from Duane Littlejohn, Elk Mountain: Duane has been unable to get to the property due to COVID. He will be refinishing the steps

with fresh concrete, new material that would bond and secure with the existing concrete. We are having him do a bid to do two primary stairs up to the courtyard.

c. Review the declarations and rules and regulations regarding the dog rules. Mike updated the Board on the issues and complaints received. Lee Pressler shared his observations and concerns regarding the dog poop issue, indicating Neal's dogs have been observed pooping in his yard. Neal agreed to walk the property and pick up the dog waste every morning. Discussion ensued. Mike Vazquez informed the members, based on the By-Laws that Neal has been noticed and if he violates the rules again, Neal will be fined per the By-Laws \$500 per occurrence.

d. Other: Neal obtained a proposal to repair the stone garden wall for \$2800. Mike indicated he has one question on item #2 as it represents one-half of the total repair cost. Neal indicated that it needs a complete repair. Repairs are also required to the wall between two adjoining units, Neal's and Raese's as well as a between townhomes 10 and 12. Mike recommends using reserves for two areas, the landscaping and concrete steps. Neal will get picture and distribute to all for review and then this will be discussed again.

9. Mike made a motion to adjourn the meeting.

Respectfully submitted by:

*Judith Balkind*  
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Judith Balkind, HOA Manager