

CRYSTAL SHORES CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
July 13, 2013

1. OPENING

• **Call to Order at 9:36AM**

Quorum

• **In attendance:**

Tim Keck

Dean Marsh

Geoff and Amy Sherman

George and Karen Oberle

Chris and Denise Bauer

Larry Adamski

Renee Bologna

• **Not present:**

John and Julie Geloso, and Tom and Kathy Bauer

2. READING AND APPROVAL OF MINUTES - Not available

3. TREASURER'S REPORT - Larry Adamski

• **Sent most recent statement out via email**

• **One check written**

\$215 - for state for association corporation

Forms were wrong per Dean and Pat has redone and resubmitted

Pat Marsh receives statement in October and submits to keep corporation current

• **All but one members dues have been paid in full for 2013.**

4. OLD BUSINESS

• **Speed bumps/speed limit signs**

At this time the association is not going to install speed bumps.

Tim, Dean and Frank did research and it is terribly expensive.

• **Speed limit signs**

It is proposed that a sign for 15 miles an hour be installed by the private drive sign.

Karen makes motion

Second by Geoff

All in favor and none oppose

George and Karen will do research and find the best deal.

Chris suggest Retro reflective - something that stands out.

Discussing change in speed limit

Amy suggest 13 miles an hour but some feel people may not take it seriously

It is suggested 10 instead of 15 due to people always going over the posted speed limit.

Most cost effective sign and speed will be sufficient

- **Trash area/dumpster**
- **Kurt from Emterra (new garbage service) said they would bring us a dumpster for \$50 (a one time drop off fee) and the rental charge is \$20 a month. The cost of pick up is included in our taxes.**

Karen makes motion

Dean second

All in favor none oppose

Amy will call Monday morning to have dumpster arrangements made.

- **Easement erosion**

Erosion is resulting from Mike's drain on his property. He has addressed issue and if problem continues Mike, Dean and Tim will extend black pipe and resolve issue. At this point, they feel the problem is resolved.

5. NEW BUSINESS

- **Beach cleaning - Todd Talaski**

Dean is not charging this year so, consent to continue to make arrangements with Todd Talaski will be done by Karen.

Spring cleaning - Dufty once a year

Maintenance - once a week

- **General Common area on beach**

High water mark towards waters edge - this needs better clarification

Amy will contact surveyor and Huron country to try to get better clarification

- **Add 20 feet of sand to lake front for back unit co-owners**

Karen Make a motion to talk to Todd about removing and get reasonable quote for grass removal

Amy second

All in favor none oppose

- **Public Trust Doctrine - beach walking**

NOAA Beach Walking rule is that from the High Water Mark out to the waters edge public has the right to walk. See article link below.

<http://www.csc.noaa.gov/magazine/2006/04/article2.html>

- **Easement width and maintenance**

Tim maintains it and is not staking claim to it but at this point no one has an issue with it. We as an association all unanimously agree to leave it as is.

- **Rental of homes**

It is allowed but the majority is against it

Section 6.9

Page 2 - rental policy

Rule change

Karen puts out a motion
Geoff seconds
all in favor non oppose

To Delete

Section 5 paragraph of rental policy to delete paragraph 1-6 to just state indicating that co-owners shall not rent or lease their units

Paragraph 6 to state that ***If co-owner rents or leases their property in violation of this section said co-owner shall forfeit and surrender to the association all rental proceeds plus 10% of rental amount for said violation.***

• Hours of operation of mowers and motorized equipment

Change time of Machine Noise from 8-8 to 9-9

Amy makes motion to amend section 51-7 A5 of co owner rules and regs to change operating hours from 8-8 to 9-9.

Chris seconds

All in favor none oppose

• Lots 1,2,3,4

Tim concerned with road and dues not being paid for these lots now that they are county owned.

Dues have never been paid on these lots since development and until they are purchased by a private owner will not be addressed.

• Fireworks in Condo Association

Be reasonable and respectful of noise and time.

No changes to be made at this time in the Rules and Regs.

• Use/storage of campers and boats

Discussed and no changes needed at this time

• Snow fencing

Dean will do his own and Tim says anything will help and he is all for helping out.

We need to look into new ideas to control sand and contain in our beach area.

Tim says this is done over time.

Karen suggest we all will come down and help in October. Either the weekend of the 5th and 6th or 12th and 13th.

Tim and Dean will use wood fencing this coming year.

Tim suggest getting together at the end of August at cheeseburger to determine the amount of materials needed to properly put up snow fencing - all agree.

• Tim suggest via Dean to have a management company take over the association board duties.

All decided against it and feel we are not big enough to need that type of service.

• Dean proposes building a fence between his home and the Sherman's

It is suggested that the Marsh's and Sherman's work it out

- **Election of new officers**

Karen to remain as president

Larry to remain as treasurer

Amy volunteers to become secretary

Brought to a vote and all approve for a 10 year term.

6. ANNOUNCEMENTS

- **Geoff and Amy are grandparents**

- **Karen and George's dog ivy came back home**

7. ADJOURN

- **Meeting adjourned at 11:12am**

CRYSTAL SHORES CONDOMINIUM ASSOCIATION

Meeting Agenda

July 4, 2014

9:00am

ANNUAL MEETING

- I. Call to order**
- II. Roll call**
- III. Approval of minutes from last meeting**
- IV. Reports**
 - a) Treasurer's Report**
- V. Open issues**
 - a) Beach Clean Up**
 - b) Common Area Clean Up – Renovation**
 - c) Beach Grass Removal**
- VI. New business**
 - a) Snowplowing**
 - b) Annual Dues Adjustment (Developed Lots/Undeveloped Lots)**
- VII. Adjournment**