

## **Crystal Shores Condo Association Annual Meeting Minutes – May 23, 2020**

Meeting was called to order at 10:01 AM

7 Lots represented so a quorum was established

### **Roll Call:**

Present:

Karen – 3 lots; Curt & Carol – 1 lot; Dean & Pat – 1 lot; Tim & Tisha – 1 lot; Rick & Arleen – 1 lot

Absent:

Trim - Brnjac – 2 lots; Jason & Molly – 2 lots; David (new) -1 lot, Klaiber – 1 lot.

Before minutes are presented the Board wanted to include the **Short List\*** of rules to make the summer more enjoyable for everyone:

1. Safety is our priority. No lifeguard on duty. Swimming is at your risk.
2. Please attend to your children on association property, on the streets and the beach.
3. Please be courteous to other beach users. Keep music at an appropriate level.
4. For the safety of all, no fires allowed on the beach!
5. Only electric powered vehicles (other than beach maintenance) allowed on the beach.
6. Golf Cart drivers must be 16 years old and possess a driver's license. This is Michigan law.
7. Beach use is limited to residents, immediate family, and guests occupying resident's home.
8. Please pick up any trash and collected "treasures" on the beach and dispose of properly.
9. Please close the gate if you are the last user on the beach.
10. No boat or jet ski hoists allowed in front of Crystal Shores beach area.
11. The board has the authority to address any behavior deemed dangerous or destructive to any individual or property within association property.

\*for all rules and regulations visit <https://crystalshorescondoassoc.com/documents>

### **1. Review 2019 Minutes**

- a. Minutes reviewed and approved as published.
  - i. Motion to approve- Tisha Keck. Seconded by Dean Marsh.
  - ii. Motion approved with no objections

### **2. Treasurer Report**

- a. \$9790.11 as of this date.
- b. Trash bill paid and up to date
- c. Insurance annual premium paid and current.
- d. Checks yet to be written include small amounts owed to Tim Keck for rock and landscape paper. Dean for gas and Curt Hicks for Beach cleanup refreshments.

### 3. **Corporation Document**

- a. Pat Marsh has agreed to continue being responsible for this function.
- b. Paperwork is due to the State and comes to Pat in Sept. each year.
- c. Web site that tracks this is LARA / state of Michigan under Department of Regulatory Affairs if anyone wants to see it.

### 4. **Beach Clean-up 2020**

- a. Tim reported. Dean and Tim were here so they started in May. All others did the rest weekend of May 2 /3.
- b. Special thanks to the participants - Marsh / Keck / Hicks / Darter / & Oberle families.
- c. **Dates for 2021 beach clean-up and snow fence removal set for May 1 & 2 with alternate weekend May 8 & 9.**

### 5. **Crystal Shores Website discussion**

- a. **Curt will** review past changes from documents provided. Changes included verbiage from "homeowner" to read "condominium association."
- b. **Curt will** make sure to attach the following documents to the website: Welcome document, Contact Form, Association Contacts, Beach Rules & Etiquette, Community Info Reminders.
- c. **Curt will re-provide** login credentials to association members to post pictures etc. to one of the web pages.
- d. **Tim and Tisha will be responsible** for making contact and providing the website address to all realtors mentioned.
- e. **Road maintenance** was discussed and resealing is to be reevaluated at next annual meeting.
- f. **Snow Plow** contract to be renewed with Shoreline for same rules and rate as last year. Tim to communicate.
- g. **Mowing of strip between the first two streets to be done every other week in the summer by Shoreline. Tim to communicate this to Shoreline.**

### 6. **New Business:**

- a. **Dean made a motion to compensate Mike Tundo \$100 in an Amazon card for his assistance with beach clean-up and maintenance. Carol will be responsible** for getting the card.
  - i. Tisha seconded motion. Vote was unanimous.
  - ii. Motion was approved.
- b. **Dean made a motion** to approach neighbor about sharing in the cost of the dumpster. **Dean will discuss** \$50.00 annual fee and will inform the board of the result.
  - i. **Carol seconded** and was passed unanimous.
- c. **Karen** made an observation of neighbors cutting across our road to the neighbors. If this becomes more of an issue, we will discuss it again. No action at this time.
- d. **Rick** brought up the fence at his end of the beach. His concern was erosion. All agreed to the fence remaining and further, **Rick will discuss** the possibility of having a fence next to his rocks along his north border and will let us know the result. **Rick will also install** reflectors for visibility of the fence. This was done before I could finish the minutes.
- e. **Lien on the Klaiber lots for current and past dues:** Dean made a motion to place a lien on the Klaiber lot for past dues. Curt Hicks reached out last year without reply. **Tim** will submit a Registered letter to Klaiber along

with a Registered letter to the Joe D Dunlop Trust and the Gloria A Dunlop Trust (Oxford MI) giving them 30 days to pay the amount due. After that a lien will be placed on the property.

f. Election of Officers:

- i. Rick made a motion to re-elect the board to a second term.
- ii. Tisha seconded
- iii. Motion carried and Officers will serve a second term.

g. Beach Grooming

- i. Tisha made a motion to have the beach groomed using Kendall at Shoreline's new equipment.  
Discussion followed.
- ii. Decision was made to table this until we know more about erosion issues.

h. Snow fence installation week for 2020:

- i. October 17<sup>th</sup> and 18<sup>th</sup>

b) 2021 Meeting date:

- a. Memorial weekend 2021 on Saturday at 10:00 AM
  - i. Put this into your calendars.

7. Adjourn

- a. Karen made motion to adjourn.
  - i. Pat seconded and vote unanimous
  - ii. Adjourned at 10:42 AM

Respectfully,

Tim Keck