

# Crystal Bay at Raintree Ranch Homeowners Association

**Board of Directors Meeting**  
**Tuesday, May 21, 2024 @ 6:00 pm**  
Crossroads Nazarene Church  
2950 W. Ray Rd.  
Chandler, AZ 85224  
Room: W110

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## MINUTES

In attendance: Patrick Daugherty, Keith Thurston, Jeff Pals, & Kevin Semenuk.  
Brenden Weingartner arrived 7:20 pm during the Executive Session.  
Sherry Tribioli representing Kinney Management Services.  
One (1) homeowner – Oscar.

1. **Call to Order by President:** 6:00 pm by Patrick D.
2. **Establish Quorum/Notice of Meeting:** Notice posted to the website. 4 of 5 BOD members present.
3. **Guest:** Buck with Proscap. Buck & Patrick did a drive thru of the community previous to the meeting. Buck reviewed irrigation, zones, cycles, & landscape maintenance. Back path has a lot of debris. Southern Live Oak or Red Push Pistach for the back path.  
ALCA training U of A.  
Bad soil on Shannon Ct.  
\*Look for proposal for irrigation (Bowsmith System).  
Buck gave option of Pine trees, Southern Live Oaks, and Red Push Pistach for Winter Trimming.  
Buck left at 6:57 pm.
4. **Open Session was closed at 6:57 pm** to speak with owner in Executive Session (ARC).
5. **Open Session re-opened at 7:37 pm.**
6. **Secretary's Report/Approval of Minutes:**
  - a. Approval of March 1, 2024, meeting minutes. Motion to approve by Brenden, 2<sup>nd</sup> by Kevin. All in favor.
7. **Treasurer's Report:**
  - a. Review and Acceptance of the financials from April 2024. Motion to accept by Jeff, 2<sup>nd</sup> by Keith. All in favor.
8. **Architectural Committee:** Keith spoke. 3 ARC items. Patrick motion for 5 ARC Committee members pending background, 2<sup>nd</sup> by Jeff. All in favor.  
*ARC Committee:* Keith Thurston, Sara Kiahossein, & Jacque Daugherty.  
ARC Committee to hold meeting in June.
9. **Grounds Committee:** Raintree Way (missing vegetation/irrigation replacement).  
Kevin – several emails with committee members.  
*Grounds Committee:* Kevin Semenuk, Ted Hopkins, Keith Thurston, Mike Kiahossein, & Delores Leiva.  
Patrick stated that Buck showed him the GPS for the Blackstone work being done.  
ITEMS:  
\*Trip hazards on the south path, Raintree Way & E. Shannon Ct. (Check past proposal for grinding trip hazards).  
\*Area west of Coronado, DG on sidewalk.  
\*Bare grass areas  
\*Paint the walls – Patrick said for cooler weather (Get Bids).  
\*Dog Collection Station – Motion to “table” until more information by Patrick (option to use grocery bags).

10. **Ratification:** N/A

11. **Old Business:** N/A

12. **New Business:**

a. Proscapes Proposals - #2287 - \$775 – Motion to approve by Brenden, 2<sup>nd</sup> by Jeff. Keith abstained. 4 of 5 Approved.

#2288 - \$75 – Check w/Buck, should be complete.

#2289 - \$250 – Motion to approve by Kevin, 2<sup>nd</sup> by Keith. All in favor.

#2290 - \$1,350 – Discussion – Patrick requests to “table” until everyone can walk by and take a look.

#2183 – Motion to approve without Pines, move Pines to the fall/winter by Kevin, 2<sup>nd</sup> by Keith. All in favor.

\*Motion to remove/replace tree at Coronado by Jeff’s house, 2<sup>nd</sup> by Patrick. All in favor. (Sherry to get bid from Buck.)

b. Proscapes Proposal - #2184 Olive Tree Spraying 2.5.2024 – Completed per Buck.

c. Preliminary Investigation of the 2023 Reserve Study (RDA) –

Patrick has asked Sherry to have an inspection & proposal for the lake liners.

Keith & Brenden got some prices on lake liners (Under 400k)

There is some concern over there not being enough Reserve Funds.

Motion for the Board retro actively reaffirms the approval of the Design Guidelines & Paint Colors that were verbally approved in 2022. Keith & Kevin to review the 2022 minutes.

13. **Open Forum (3 minutes per owner):** Kevin – Dunn Edwards Paint Colors.

Motion for the Board retro actively reaffirms the approval of the Design Guidelines & Paint Colors that were verbally approved in 2022. Keith & Kevin to review the 2022 minutes.

14. **Scheduled Meetings (2024):** July 2024

15. **Adjournment of Meeting:** Motion to adjourn at 8:50 pm by Kevin, 2<sup>nd</sup> by Jeff. All in favor.