

Crystal Bay at Raintree Ranch Homeowners Association

Board of Directors Meeting
Tuesday, July 23, 2024 @ 6:00 pm
Crossroads Nazarene Church
2950 W. Ray Rd.
Chandler, AZ 85224
Room: W110

MINUTES

1. **Call to Order by President:** 6:00 pm by Patrick. Open session closed at 6:08 pm to go into Executive session so homeowner can address her concerns. Patrick re-opened the Open session at 7:04 pm.
Patrick D., Brendan W., Kevin S., and Keith T. in attendance. Jeff P. was absent.
Sherry Tribioli representing Kinney Management in attendance.
1 homeowner (Marie T.) in attendance.
2. **Establish Quorum/Notice of Meeting:** Meeting noticed via website.
3. **Secretary's Report/Approval of Minutes:**
 - a. Approval of May 21, 2024, meeting minutes. Motion to approve by Kevin, 2nd by Brendan. All in favor.
4. **Treasurer's Report:**
 - a. Review and Acceptance of the financials from June 2024. Reviewed by Sherry.
Motion to accept by Kevin, 2nd by Brendan. All in favor.
5. **Architectural Committee:** Appeal to be discussed in the Executive Session.
Keith stated that there have been 2 ARC meetings since the last board meeting.
New ARC member Linda, doing more of a paper process & in person. Addressing Design Guidelines/paint colors.
CC&Rs – In ARC section does it say “shall” for ARC changes?
Keith to email Sherry with new ARC member information.
6. **Grounds Committee:** Reviewed Kevin's email from 7.22.2024. Patrick spoke with Buck and is awaiting a 2nd report. Should have it on 7.24.2024. Patrick to send to the BOD. *Remove Keith and add Brendan.
Brendan to make payment on the 1st.
Remove Ted Hopkins' name.
7. **Ratification:** N/A
8. **Old Business:**
 - a. RDA – Keith to get missing items to Sherry. Motion by Patrick to table for the next meeting as Keith has more information, 2nd by Kevin. All in favor.
 - b. #2290 Removal of Pine Tree (BOD mbrs were to take a look at it & let Sherry know how to proceed). BOD to motion and send decision by Monday, July 29, 2024.
9. **New Business:**
 - a. Meetings outside of meetings – Sherry reviewed protocols of meetings with homeowners in attendance. Patrick also spoke regarding outside meetings (ARC & Grounds Committee).
 - b. Roles of Directors (Sherry) – Sherry spoke on how the BOD should be working together for the betterment of the community.
 - c. Lake: Fish Proposal + Updates – Patrick spoke about the lake liners.
#2260 Lake Dive Inspection – Motion to approve by Kevin, 2nd by Brendan. All in favor.

d. Trip Hazards – Sherry spoke about the grinding proposals. Motion by Keith to approve the Flatline #0001244, \$645 proposal, 2nd by Brendan. All in favor. Kevin to meet Flatline & add any other areas that are located.

10. **Open Forum** (3 minutes per owner):

No Trespassing signs for the community.

Sherry to send RDAs prior to 2015 to Keith, if available.

Send 2023 Compilation to the board.

11. **Scheduled Meetings** (2024): TBD

12. **Adjournment of Meeting:** Patrick adjourn the meeting at 8:37 pm.