

Crystal Bay at Raintree Ranch Homeowners Association

Board of Directors Meeting

Thursday, September 26, 2024 @ 6:00 pm

Crossroads Nazarene Church

2950 W. Ray Rd.

Chandler, AZ 85224

Room: W110

Minutes

1. **Call to Order by President:** by Patrick at 6 pm. Patrick, Kevin, Brendan, and Jeff in attendance. Keith absent.
 2. **Establish Quorum/Notice of Meeting:** Posted on website.
 3. **Secretary's Report/Approval of Minutes:**
 - a. Approval of July 23, 2024, meeting minutes. Motion to approve by Patrick, 2nd by Brendan. All in favor.
 4. **Treasurer's Report:**
 - a. Review and Acceptance of the financials from August 2024. Motion to accept by Kevin, 2nd by Jeff. All in favor.
 5. **Architectural Committee:**
 6. **Grounds Committee:** Discussed meetings. Would be good to add attendance names to the report. Sherry to ask firm requirement to post meeting.
 7. **Ratification:**
 - a. American Fence (temporary fence Coronado & Raintree) proposal #374400, \$990.00 Approved 9.19.2024.
 - b. Drysdale HOA Services (repair fence @ 710 Bullmoose) proposal #2263, \$1,152.00 Approved 9.24.2024.
 - c. Drysdale HOA Services – temporary mesh fence for fallen wall – Approved 9.12.2024.
 - d. Tarasco – Final 50% \$904.00 – debris clean-up invoice – Motion to approve by Jeff, 2nd by Brendan. All in favor.
- Old Business:**
- a. #2290 Removal of Pine Tree – Motion to approve by Kevin, 2nd by Brendan. All in favor.
 - b. Wall at Coronado & Raintree (may be continued in Executive Session)
 - c. Lake Liner(s) – Patrick tried calling a few companies. He spoke with Pacific Aquascape (already have a proposal)
 - d. RDA – (missing items?) – Table to next meeting. Keith to send to Sherry.
8. **New Business:**
 - a. Crossroads Church – Room Rental to be \$75 per use. – Kevin motion that future BOD meetings to be held at Kinney, except the Annual which will still be held at the Crossroads church, 2nd by Brendan. All in favor.
 - b. 2025 Budget (assessment increase?) – Motion to increase assessments by \$4 per month (\$94 annually) by Jeff, 2nd by Brendan. All in favor.
Send a letter along with budget as to why the increase.
 - c. Proscape Invoice #31761, \$775.00 (Olive tree removal/replacement) – Get clarification of where this took place from Buck.

- *Kevin says the water comes in “A” southeast section of the lake.
- *Patrick working with city services & SRP to help with funding of the lake repairs.
- *Brendan – George’s report was not thorough. Map? Report on letterhead? Photos? Need a better dive report. Another company dive? Need better representation of where the issues are located.
- *Water replenishment from SRP – 2 years’ worth of water purchase cost.
- *Patrick reviewed lake repair information that he received from his conversations with companies.
- *Lot file from Mariposa – Lot 137 & put extra bricks years ago & contractors in the lake while working years ago. Homeowner was supposed to take responsibility.
- *Brendan to send the lake company information that did the study for the RDA.
- *Kevin – have someone do a site/line measurements for lot 137 to establish a baseline. Civil engineer or surveyor.
- *Irrigation system is fed from “A” lake.
- *Walls – South of Ted & Christine (Woodside Dr.) – Sherry follow-up with Tarasco & Buck was going to inspect.
- *Sherry – does the BOD still want an engineer? Ask Tarasco what will be done to anchor new wall and make it more stable & last longer. Send to BOD. What can he do to anchor better?
- *Sherry get three (3) proposals for GAIN program.

GAIN EVENT:

- *Flyers to board by Tuesday. (1 notice & 1 for volunteers)
- *Shannon Ct Cul-de-sac: Police, K-9s & Graffiti units. Fire dept may show. City will provide barricades if needed.
- *Brendan to email the musician contact information.

- *Dead Pine at the east end of the south path (4-5 houses in)
- *Mesquite tree on south path partially dead
- *Send Proscap to check dead trees. Proposals to remove dead trees by priority.

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

10. **Scheduled Meetings** (2024): October 22, 2024 & November 19, 2024

11. **Adjournment of Meeting:** Motion by Jeff to adjourn at 7:30 pm, 2nd by Brendan. All in favor.