

Crystal Gardens Homeowners Association
Board of Directors Meeting Minutes
September 22, 2011
7:00 PM
City of Avondale Civic Center

Minutes Prepared by Marcia Colquitt, Secretary

In Attendance: Kate Cherekos, President
Ron Gibson, Vice President
Loren Hoboy, Treasurer
Marcia Colquitt, Secretary
Robert Rixx, Director

- ❖ Dave Ramuz, Facilities Manager, Community and Recreation Services, was in attendance. There was discussion about landscaping of City owned areas, planting of new trees and types. Some lost trees have yet to be replaced and a survey of the number is needed. Steel trim is still in need of repair along the trails. It is costly and not in the budget. However the water bill is down 5K- 6K less than projected. Several questions were asked about standing water, tree trimming and thinning and general maintenance. There is a plan to spray for weeds, renew a gopher contract for monthly service and order some approved boxed tree types.
- ❖ Jake Boyd, Sr. Water Recharge/Wetland Operator was in attendance. Jake gave a brief update on the lakes and current projects. There has been a small algae problem in some of the lakes. Treatment has been done with a dye and the problem seems to be under control. Jake reported there has been some flux with SRP feed and that affects the levels of the lakes. There was some discussion about vandalism of signage at Encanto and Crystal Garden Parkway where kids wait for the bus. Jake will continue to monitor the situation.
- ❖ There were 2 homeowners present and asked about retention wall maintenance and care.
- ❖ Jim will send Robert Rixx the color schemes for the community for Robert to put on the HOA webpage.

Meeting Agenda

- The meeting was called to order at 7:43 PM. A quorum was established.
- Motions were made to approve the August meeting minutes and the August financials. No discussion took place on either and both were approved.

New Business

- There was discussion on the 2012 proposed budget for Crystal Gardens. The Board did a line by line review. Water was less in the proposed budget as no rye grass was budgeted so less water needed; landscape contract is less, but more on landscape repairs so budget

remained at \$44K. Self help budget was less this year. There was a recommendation to sell the golf cart and cancel the storage rental as the cart is old and not used; another savings. Graffiti is much less and this savings is attributed to volunteers and the volunteer work done in the community.

- Ron is to draft a budget overview to include in the newsletter. Jim was asked by the BOD to track the percent of dues collected monthly. Collectable is listed at \$35K and is this reasonable? It was noted the Reserve is declining and a small rate increase is recommended to keep a strong reserve for the future. There was a motion to approve a \$1.50 per month increase in HOA dues. The motion was approved.
- The next regular monthly HOA meeting will be scheduled for December 8, 2011 due to the holidays. The meeting will be at the Avondale Civic Center.

Old Business

- The Annual HOA meeting is scheduled for October 27, 2011 and will be held at the First Baptist Church of Garden Lakes at 7pm. The BOD will invite City personnel as in years past to give updates to the homeowners. Stamping the homeowner ballots for bulk mail was not able to be done by the printer. The BOD considered this option to pay for only ones returned in order to have a better return but keep costs down.
- Jim asked that the pagination be checked on the approved version of the Community Handbook before it goes to print. Marcia will do a review and let Jim know.
- The property at 10800 W. Palm Lane is in need of repairs if it is to be rented. Jim and Ron have contacts that do home repairs and carpeting. Jim will have estimates done to see if the HOA will benefit by renting the property before the anticipation of bank foreclosure.

Next Meeting – Annual Homeowners Meeting
October 27, 2011
1st Baptist Church of Garden Lakes
7:00 PM

Meeting Adjourned –9:15 PM