

**Crestlake Homeowners' Association  
St. Joseph Township Building  
July, 17, 2014  
Board Meeting Minutes**

Call to order 7:06 pm

Roll Call

Paul Duitsman/President-Absent  
Adāna Adāms/Secretary-Present  
Daniel Wilson/Sergeant at Arms-Present  
Mike Birt/Member at Large-Present  
Jaime Kofoot/Member at Large-Present

Art Rapp/Vice President-Absent  
Dennis Hueber/Treasurer-Present  
Michele Guido/Member at Large-Present  
Jeff Kern/Member at Large-Absent

Guests:

Tyson Royer 613 Winston Dr  
Marilyn DeWeese 1704 Locust

Daniel Wilson called the meeting to order at 7:06pm

Approval of Minutes from June 19, 2014 Board Meeting

Dennis Hueber moved approval of the minutes from the June 19, 2014 board meeting.  
Michelle Guido seconded.  
Unanimously approved.

**Committee Reports:**

Treasurer's report – Dennis Hueber

Review of the monthly report from Judie Puzey.  
Michelle Guido moved approval.  
Dennis Hueber seconded.  
Unanimously approved.

Secretary's report – Adāna Adams

New home sales  
406 Cedar – Robert E Carter II & Michelle D Carter  
1502 Park Ave – Sarah and Vince Giacobbe  
1702 Juniper – Diana Pinkston  
Michelle Guido moved approval.  
Jaime Kofoot seconded.  
Unanimously approved.

Architectural Committee – Michael Birt

Mike Birt had requests about one shed and one fence since the last meeting.

Ponds and Commons – Daniel Wilson

Daniel Wilson reported that Dan Ribbe was expected to begin work on Magnolia Pond about the first week of August, weather permitting. Duce Construction will follow that same timeline on Grand and Park and then Magnolia Pond, weather permitting.

Hotline Report – Adana Adams

Daniel Wilson will be included on the voicemail calls that are sent to email.

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Open issues

The issue of our neighborhood being single family homes was brought to the board in June when it was rumored that the house at 501 Chestnut was sold to an investment group that will house handicapped adults and have nurses and caregivers on site around the clock. Art Rapp had discussion with Littlefield & Associates, the selling agent of the Chestnut property about the Crestlake covenants and the properties being single family. Our attorney was notified about this, and nothing further has been done as we wait to see the outcome of the sale of the property.

Daniel Wilson will follow up with Michael Scott about the trimming of trees on Grand Pond and about the bubbler on Magnolia Pond.

New business

Tyson Royer, a guest who lives at 613 Winston Dr brought concerns to the board about the algae growing on the ponds and asked what is being done about it. Tyson, as a chemist has suggestions of how to treat the ponds to alleviate the algae growth. We will follow-up at a future meeting with Tyson about the addition of copper sulfate in our ponds next year and ask his expertise in treating them year round. From communication with Michael Scott about pond care, he is putting one dose of Aquashade on the ponds annually.

Marilyn DeWeese, a guest who lives at 1704 Locust brought concerns to the board about a fence that is falling down on the NE corner of Winston and Locust (possibly 502 Winston). Mike will follow up on the fence and see if the property owner needs to have a letter sent bringing the need for repairs to the homeowners attention. It was also brought up that rental property at 404 Winston Court needs to be mowed. Mike will check the status of the yard and call the village.

Discussion about the possibility of giving those who sit on the board a discount on their homeowner dues. This will be discussed further at the September 18<sup>th</sup> meeting.

Paul Duitsman moved from the neighborhood leaving the president seat open.  
Michelle Guido nominated Daniel Wilson as president.  
Dennis Hueber seconded.  
Unanimously approved.  
Daniel Wilson resigned as the CHOA Sergeant of Arms.

At the Annual Meeting in January the committee will discuss the dates for board meetings in 2015.

Adjournment

Motion to adjourn was made by Mike Birt at 8:14pm  
Motion seconded by Adana Adams  
Motion approved – Unanimously

Next Board meeting – September 18, 2014

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