

**Crestlake Homeowners' Association
St. Joseph Township Building
July 21, 2016
Board Meeting Minutes**

The meeting was called to order by President Daniel Wilson at 7:02pm.

Roll Call

Daniel Wilson/President - Present	James Page/Vice President - Present
Adāna Adams/Secretary - Present	Dennis Hueber/Treasurer - Present
Mike Birt/Sergeant at Arms - Present	Bethni Gill/Member at Large - Present
Michele Guido/Member at Large – Absent	Jaime Kofoot/Member at Large - Absent
Tyson Royer/Member at Large - Present	

Approval of Board Meeting Minutes from May 19, 2016 Meeting

Tyson Royer moved to approve.

Daniel Wilson seconded.

Motion unanimously approved

Treasurer's report

The June Accounting Report from Judie Puzey emailed to members on July 7, 2016 was reviewed and approved.

Bethni Gill moved approval

James Page seconded.

Motion approved unanimously.

Secretary's report

New home owner report as of July 18, 2016

612 Winston Dr	Dustin & Jennifer Butts
405 Winston Ct	Joseph L & Katharine Lerner
1800 Apple Tree Ct	Kevin & Megan Kuhn
406 Aspen Ct	David & Penny Ryan
1502 Holzem Ct	Darren & Sara Lane
510 Cedar Dr	Matthew & Danielle Cler
406 Cedar Dr	Bryan & Dana Foreman
518 Winston Dr	Roger & Lourdes Sexton
1706 Juniper Ct	Rachel Zubricky
530 Hawthorne Dr	Jimmie & Alicia Evans
1802 Magnolia Dr	Erica L Babb
511 Winston Dr	Eric Beetz & Kelly Johnson

Dennis Hueber moved approval.

Tyson Royer seconded.

Unanimously approved.

Architecture Report

Mike Birt reported he looked into the building of a shed and gazebo in the neighborhood. A homeowner backed up to Sportsmans Club Road has a fence he assured Mike will be fixed.

Ponds and Commons

Tyson Royer has been spraying the ponds one week and observing them the next. What many homeowners are seeing and complaining about is dead algae that has nowhere to go. Mowing clippings are still going into the ponds. The homeowner board does not wish to restrict homeowners from fertilizing and spraying their lawns to control weeds. The ponds are retention basins that catch everything that is on the streets and lawns that gets washed into the ponds when it rains.

Hotline Report

Requests for letters for home closings. Complaints about algae on Grand Pond and a homeowner who wanted to know how the dues money was spent.

Website

James Page has been working to test the new website. The website was tested and the toggles now seem to be fixed. Dennis mentioned that there is verbiage on the site that reference the wrong articles in the by-laws about dues being late. 83 people are now subscribed to the website and get notifications that are mailed by the webmaster.

Open Issues

The first loan payment due Gifford State Bank for the \$54,660.00 construction work done on Grand, Magnolia and Park ponds is due August 15th. The minimum loan payment is \$18,000.00. Daniel Wilson moved that with our current cash flow we pay \$25,000.00.

James Page seconded.

Unanimously approved.

Damage to the grouted rip rap on the southwest corner of Grand Pond by some children before our March board meeting was repaired by Duce Construction at no cost to the HOA thanks to Daniel Wilson.

Trucks parking on the grass commons near Hawthorne and Grand and night fishing on Glover pond seem to no longer be issues.

It was suggested that we look at our signage around the ponds and perhaps update them in the future.

Daniel Wilson moved to adjourn at 7:27pm.

James Page seconded.

Unanimously approved.

Next Board meeting – September 15, 2016