

**Crystal Ridge HOA Board Meeting  
Tuesday, October 2, 2018**

Email: [board@crystalridgehoa.org](mailto:board@crystalridgehoa.org)

Website: [www.crystalridgehoa.org](http://www.crystalridgehoa.org)

**Board Members Attending:**

Mark Crawford, Tim Evans, Fred Herber, Peggy Kloes, Chong Lam

**Committee Members Attending:**

Tim Evans, ACC

Fred Herber, ACC

Ann Crawford ACC

Peggy Kloes, R&R

**Olympic Landscaping Representative:** Kyle McCormick

**Homeowners Attending:**

Barbara Doyle, Jim Rubert, Marcus Rawley, Ann Crawford, Wayne Hutchins, Mariette Hutchins, Charles Parris, Marie Parris, Chris Richardson, Steve Whitehouse, Terri Whitehouse, Jim and Lai Chiang, Kevin Miller, Mark Dinham

**All meetings are scheduled from 7:00 - 9:00 PM**

**Board meetings are held in the Puyallup Library Board Room unless otherwise noted. (Library Board Room seating is limited to 16 occupants per the Fire Code.) A larger room is scheduled when available.**

November 6, 2018 (Tues.) - Board Meeting

December 4, 2018 (Tues.) - Board Meeting

January 15, 2019 (Tues.) - Annual HOA Meeting, North Meeting Room

February 5, 2019 (Tues.) - Board Meeting, North Meeting Room

March 5, 2019 (Tues.) - Board Meeting, North Meeting Room

**Proceedings:**

**1. Minutes** - September 4, 2018, Board minutes were approved via email on September 23, 2018. Minutes were approved 5-0; Emory Gearhart and Chong Lam did not submit changes or additions. Emory did not vote and Chong's vote

was moot since he voted after the minutes were approved and posted to the website.

**2. Flagpole Standards Amendment:** Mark Crawford noted that the flagpole standards adopted at the September 4, 2018, Board Meeting need to be clarified. Mark made a motion to amend the standard to apply only to poles mounted in the ground not those mounted on the house. Peggy seconded the motion.

**Motion approved 4 Yes; 0 No.**

Fred made a motion to include 3 (not 4 as previously stated) grandfathered flagpoles in Crystal Ridge HOA at 1615 34th Street SE, 3526 20th Avenue SE, and 3717 19th Avenue Ct. SE.

Tim seconded the motion.

**Discussion:** Chong challenged the motion based on the fact that his flagpole was placed before the September 4, 2018, Board Meeting. However, Mark noted that at the July 10, 2018, Board Meeting the Board gave the ACC 60 days to research and create new flagpole standards. The Board approved a 60 day moratorium at that time where no new flagpoles would be installed until after the September 4, 2018, Board Meeting. Chong voted to approve the moratorium; however, he installed a flagpole prior to the September 4, 2018, Board meeting knowing that the Board would be voting on the new standards September 4. His flagpole is in violation of several of the adopted standards and will not be grandfathered.

**Motion approved to grandfather the 3 above listed flagpoles; 4 Yes; 0 No.**

**3. Suspension of Board Member Chong Lam's Voting Rights:** Mark Crawford made a motion to suspend Chong Lam's voting rights. This motion constitutes (a) notice per the By-Laws Article VII, Section 1, and (b) discussion during this motion constitutes a hearing. Such suspension of voting rights is initially for 420 days (60 days per each of the 7 infractions listed below to run consecutively) per the Bylaws, Article VII, Section 1. *paragraph (b). . . . Such rights may be suspended after notice and hearing, for a period not to exceed sixty (60) days for each infraction of published rules and regulations. The Bylaws give the Board the power to suspend voting rights for sixty (60) days for each infraction.* Further, Chong Lam may not take part in any Board meeting as a Board member and may not vote either as an HOA Member (as defined in the CC&Rs) or as a Board

Member during this 420 day period. To begin October 2, 2018, and continue through November 26, 2019.

**CHONG LAM'S SPECIFIC INFRACTIONS:**

1. Violation and refusal to comply with social media policy that was agreed to by the Board at the July 2017 Board meeting by a) making unauthorized postings to Facebook, including posting private internal Board e-mail communication; and b) acting as moderator for a Facebook group with the stated goal of removing the Board and dissolving the HOA.
2. Theft of HOA property—removing a bench from the play lot without asking permission and refusing on seven (7) occasions to return it.
3. Installing a flag pole without an approved mod request days before the Board was to vote on new standards and after he had agreed to a 60 day moratorium through September 4, 2018, while the ACC researched and created those standards and the Board voted on such standards.
4. About January or February 2018, Chong knowingly spread misinformation regarding the Board voting additional assessments and inciting other homeowners with misinformation about Board meetings.
5. Interference with legal actions on a foreclosure by contacting a homeowner in a legal dispute with the HOA.
6. Violation of CC&R, Article XII, Section 9, *Animals. No animals, except dogs, cats, caged birds, fish and tanks, and other small household pets, will be permitted on Lots.* Keeping caged rabbits.
7. Refusal to sign the Board Code of Conduct.

Peggy seconded the motion.

**Discussion:** Chong was given 3 minutes to defend his actions; however, he declined saying he wasn't prepared.

**Amendment:** Fred added a friendly amendment to the motion to reinstate Chong's voting rights in 60 day increments as an infraction is corrected.

Mark accepted the amendment; Peggy seconded.

**Motion and amendment approved; 4 Yes; 0 No**

**4. Play Lot:** There has been a delay in completing the irrigation and landscaping. In August the City notified the Board there is only a stub at the site, thus requiring a new meter to be installed. The HOA sent a check to the City in the amount of

\$2,100 and the meter was installed, but it was locked. Vista and Mark have been contacting the City to have the meter unlocked. Due to an unexpected expenditure for repairing the HOA irrigation system, the play lot will not be fully completed this budget cycle. The rest of the bark will be spread, plants and grass will be installed and the concrete work for the ADA ramp and slab for the bench will be completed in 2019. Fred noted that an ADA ramp is required for new construction.

A homeowner questioned the need for the play lot. The law requires that planned developments have play areas for children. Developments the size of Crystal Ridge being developed today are required to have 3 play areas.

**5. Treasurer Election:** Ron Perry served as treasurer until his resignation from the Board on April 11, 2018. Peggy nominated Patti Lundell (with the caveat that she may decline since she was not present at the meeting). Fred seconded.

**Approved 4 Yes; 0 No.**

**6. Landscape:** In September the HOA received 3 invoices from Olympic Landscaping for irrigation system repair work totaling approximately \$13,500. The Board has questioned Olympic's billing and repair process since the original contract with JAC called for approval from the Board for any repairs over \$700 per month.

Discussion points:

- The HOA was caught in the middle of the split between JAC and Olympic.
- There was no irrigation in the Estates for at least a 60 day period beginning in June.
- Dogwood trees in the Estates were dying from lack of water and JAC is accountable to replace trees on warranty. Fred and Kyle will inspect trees and determine how many need replacement due to lack of water.
- Olympic agreed to a \$4,000 discount for the work leaving a total of \$9,500.
- Asked Olympic for estimate to replace irrigation wiring and controllers.

It was further noted that Vista needs to more closely monitor the landscape work and contract, not the Board.

**7. 2019 Capital Projects:** The Board needs to prioritize items for the 2019 Capital Budget:

- Approximately 1,000 feet of HOA fencing between the Estates and the Classics
- Reserve Study in 2019
- Repair/replace mailbox structures

**8. New Business:** In December homeowners will receive (1) annual assessment invoices; (2) annual newsletter; (3) notice of January, 2019, annual meeting; and (4) the 2019 proposed budget.

Marked moved to adjourn; Tim seconded.

**Meeting adjourned at 8:30 PM**

**Respectfully submitted,**

*Peggy Kloes*

**CR HOA Board Secretary**