

## Crystal Ridge HOA Board Meeting

Wednesday, June 8, 2022, 6:30 PM  
Via Zoom: <https://us02web.zoom.us/j/84559401638>

CRHOA Board members present (quorum established): Emory Gearhart (President), Tim Nelson (VP), Susan Bartlett, Dennis Kinne, Jaemie Robinson

Homeowners present: Mark Crawford, Ann Crawford, Peggy Kloes, Mark Noll, Jennie Slack, Kim Hansen, Fred Herber, Kevin (surname not provided), Amanda (surname not provided)

Navigate Community Management present: La Tessa Jones

- A) Call to order
- B) Agenda approval via email
- C) Introduction of new board members. A homeowner challenged the legitimacy of the new board members.
- D) Treasurer's Report: nothing substantial to report
- E) Issues presented:
  - R&R Compliance: Navigate software, additional compliance sweeps for Nov, Dec, Jan.
  - Backflow testing: S&S responsibility
  - -S&S Landscaping contract discussed, plan to remove Mark Crawford from S&S contract at his request; S&S reported labor issues but will address noted service deficiencies
  - Board plans to have an experienced attorney review our documentation with the goal of clarifying and updating the CC&Rs to better serve the Crystal Ridge HOA community
  - Monument being permitted by City of Puyallup, contractor prepared to start work
  - Update the Distribution List: Tim and La Tessa to coordinate
  - The email address to report non-MOD request issues is [support@navigatecm.com](mailto:support@navigatecm.com); homeowners are asked to limit direct contact with Navigate to avoid potential confusion
  - A homeowner asked about possible impropriety in the Vista>Navigate transition, but provided no evidence; Navigate/Board to assure funds were properly transferred
  - Transfer 3 dormant bank accounts to new board members, if possible
  - Need to establish a digital repository for old docs, then transfer, scan and shred old docs
  - ACC is suspended to allow Navigate to take over this responsibility
  - Update the CRHOA website ([crystalridgehoa.org](http://crystalridgehoa.org)) to display the MOD request procedure
  - Investigate the possibility to allow solar panels on homes
- F) Next meeting tentatively set for January 2023
- G) Adjourned