



CRYSTAL POND BOARD OF DIRECTORS MEETING

APRIL 2025 MEETING MINUTES

LOCATION: Roxann Repasy's Residence, Swan Lake Circle

DATE: April 5, 2025

ATTENDEES: Patrick McGahan, Scott Lange, Debbie Chamberlain, Roxann Repasy

TIME: 9:05 am

I. CALL TO ORDER

Patrick called to order the recurring monthly meeting of the Crystal Pond Condominium Association Board of Directors on April 5, 2025, at 9:05 am at Roxann's residence.

II. ROLL CALL

Patrick McGahan called the board of directors meeting to order with the following members present: Patrick McGahan, Scott Lange, Debbie Chamberlain and Roxann Repasy.

III. MEETING AGENDA AND MINUTES REVIEW

The minutes from the March HOA Board meeting as well as the minutes of the Special Meeting held in March were previously approved and posted on the Resident Portal.

The current meeting agenda was opened for discussion.

IV. OPEN ISSUES

A. Bylaw Discussion: Scott and Roxann reviewed and completed the Preliminary Information Questionnaire received from Hirzel Long prior to it being returned to the attorney. Special meetings of the HOA Board will be scheduled to review the drafts of the documents when received. All were in agreement that the governing documents are rules, put in place to "protect the community" and not to develop a "big brother is watching" environment.

B. Lombardo Punch List:

1. Patrick has been in communication with the attorney.
2. The Punch List was sent to Lombardo Homes and Jeff Lee from Lombardo responded.
3. Lombardo requested further information on three items on the Punch List and Scott is getting quotes from vendors to document the costs associated with those three items.
4. The attorney has asked for a copy of Lombardo's contract, and Patrick has requested same from Ypsilanti Township.

C. Tasks' Status:

1. Scott has secured a bid from Meadow Lawn Care for repair/replacement of two porches and two front sidewalks as soon as the weather allows pouring of cement.
2. Meadow Lawn Care will grind some sections of sidewalks (until complete replacement can be done).
3. Meadow Lawn Care will replace damaged siding on units, with the first unit being done in April.
4. True Green will apply the first application of fertilizer and pre-emergent solution on April 12, 2025. An Announcement will be posted on Wednesday April 9th advising co-owners and asking them to stay off the lawn on the 12th.
5. Replacement of two roofs is scheduled to begin in June.
6. Damaged facades on two units have been replaced.
7. Power Washing/gutter cleaning will be scheduled for the second week in June.
8. Scott is getting quotes for downspout repair.

D. Financial Review: The current balances of the checking account and reserve account were reviewed.

E. Beautification Committee:

1. "Pick-up Day" originally scheduled for April 5th has been rescheduled for April 26th.
2. Clean-up of the ditches at the South Entrance as well as the middle pond is scheduled for May 17, 2025.
3. Scott will install the two "Geese Repellent" devices donated by the committee on April 5th in the front pond & middle pond. The committee is asking for donations from co-owners to lower the cost needed from the HOA to purchase three additional devices.
4. Scott worked with Blood Hound Underground Utility Locators:
 - i. Damaged "orange" boxes are dead phone lines. The damaged boxes will be removed on April 26th, and any protruding lines cut.
 - ii. Cables in/near the ponds are sprinkler lines. Scott will contact April Rain to see if these will be used in the future or if they can be buried.
 - iii. Orange cables along the north property line are Xfinity lines. A work order has been placed with Xfinity and an appointment will be scheduled to have the lines buried.
5. A Community Yard Sale is being considered. The Township requires it be on a weekend, and signs be placed between sidewalks & yards (not near roadways). No permit is required.
6. Several co-owners have inquired about a community garden. Unfortunately, the only area large enough to place the garden has utility easements as well as little to no irrigation so a community garden is not possible at this time.

F. March Special Meeting: Discussion regarding feedback from co-owners after the April meeting. Co-owners appreciated the presentation being available through the Portal the next day. Level Up will be contacted to see if they can send a "reminder" about the dues increase.

V: NEW BUSINESS:

A. Wildlife/animal Issues: Discussion was held regarding excessive geese as well as skunks, woodchucks, chipmunks etc. Some co-owners have wild bird feeders which attract not only birds, but other animals that eat the seeds thrown on the ground by the birds. Some co-owners are feeding the geese which is certainly not a deterrent to any animal. A Community Cohesiveness #3 Announcement will be posted and hand-delivered in the next week advising all co-owners that wild bird feeders and/or feeding of any wildlife/animals are prohibited immediately.

- B. Trash Bin Storage Units:** Discussion was held regarding a continuing issue with trash bins being left out as well as an acceptable storage unit. The Bylaws state the bins should not be visible from the street unless it is for pick-up purposes. A Community Cohesiveness #3 Announcement will be posted and hand-delivered in the next week reminding co-owners of these restrictions, as well as stating the size and type of trash bin storage units that are acceptable.
- C. Facebook Page:** Discussion was held regarding creating a Facebook page for Crystal Ponds that would be administered by a member of the Board. The page would be restricted to co-owners only and used for announcements, events, questions about possible vendors etc. (more details to follow)
- D. Modifications:**
1. A co-owner's request for garden beds was reviewed and approved.
 2. A co-owner's request for new storm doors (two units) was reviewed and approved.
 3. A co-owner's request for a short fence to be placed around the air-conditioning unit and extending an existing flower bed was reviewed and approved.

Patrick McGahan adjourned the meeting at 11:33 a.m.

The next Board Meeting will be held at Roxann's residence and is scheduled for Saturday, May 3, 2025 at 9 a.m.

Submitted by:

Roxann Repasy
PR Officer/ Acting Secretary

Dated: 4/8/2025