



Crystal Pond Board of Directors Meeting

November 2025 Meeting Minutes

Location: Roxann Repasy's residence, Swan Lake Circle

Date: November 8, 2025

Time: 8:05AM

Attendees: Scott Lange, Roxan Repasy, Paul Rangos, Diana Eaton, and Emily Isaacson

I. Call to order

- A. Scott called the meeting to order at 8:05am.

II. Roll Call

- A. The meeting was called to order with the following members in attendance: Scott Lange, Roxann Repasy, Diana Eaton, Paul Rangos, and Emily Isaacson.

III. Lombardo Update

- A. 71 ballots received, only 67 able to be counted. The vote passed to approve Lombardo litigation. Thank you to all co-owners who voted.
- B. Attorney (Livia) received all information requested from the township by the Freedom of Information Act. These documents will be kept in the permanent files.
- C. The attorney and team are reviewing these documents and will advise next steps.

IV. Monthly Financial Review

- A. October monthly financial report reviewed and approved. Sent out to co-owners via the resident portal.
- B. The reserve fund is increasing, gaining interest each month.
- C. The Board approved payments to Hirzel Law, and Meadows Lawn Care for October mowing (partial payment approved), winter contract signing, and concrete work payment plan.
- D. Anticipated invoices for November
 - 1. Farm Bureau monthly insurance premium

V. Task/Vendor/Project Updates

- A. Gutter guards deferred until next year.
- B. Drain easement starting from Bunton and going through the neighborhood to be assessed by township.
- C. Fall gutter cleaning: Lange's Home Improvement will come out at the end of December to clean gutters out. The board approved this vendor project.
- D. Winter pond cleaning/mowing deferred to later in the winter (January).
- E. Sprinkler valves turned off, April Rain to flush the lines next week and winterization will be complete.
- F. Last mowing completed by Meadows on Halloween. Leaf cleanup to take place this month.
- G. Geese repellant beacons removed from ponds for winter storage. These will be placed back in the ponds in the spring.

VI. Modification Requests

- A. Scott submitted a modification request to extend his patio. Approved unanimously by other board members.

VII. Audit

- A. Quarterly audit completed and successful.
- B. Audits will continue to be completed quarterly as they do not cost anything and have been helpful in staying up to date for annual audits.

VIII. Other

- A. A 10 year plan will be discussed at the December meeting to include plans for updating roofs, driveways, sidewalks, gutters, etc.
- B. A winter maintenance opt-out form was sent out to co-owners to opt out of salt application for this winter. Return forms to Roxann by November 15th. Meadows will place different colored stakes to differentiate which units will and will NOT be salted.

The next board meeting will be held at Roxann's residence and is scheduled for Saturday, December 6th at 9am.

Scott Lange adjourned the meeting at 10:02am.

Submitted by: Emily Isaacson, Secretary. Dated November 8, 2025.