



Crystal Pond Board of Directors Meeting

December 2025 Meeting Minutes

Location: Roxann Repasy's residence, Swan Lake Circle

Date: December 6, 2025

Time: 9:03AM

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

I. Call to order

- A. Scott called the meeting to order at 9:03am.

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. Monthly Financial Review

- A. November 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 Meadows for snow removal, concrete payment plan, and the remainder of the lawn mowing bill, April Rain for sprinkler winterization, and DTE.
- D. Anticipated invoices for December
 - 1. Farm Bureau monthly insurance premium, YCUA water bill.

IV. Task/Vendor/Project Updates

- A. Winter opt-out form: 19 forms received for co-owners opting out of salt treatments this winter.
- B. Community decorating contest: Decorations due up by 12/11 to participate. Stroll through the community 12/12, winner will receive a \$100 Visa gift card.
- C. Drain easement: The township is supposed to be cleaning the easement, contacting them again to discuss when.
- D. Fall gutter cleaning: everything is frozen already. If there is a thaw, we will re-evaluate having them cleaned.
- E. The remaining geese repellant beacons are safe to stay in the ponds through the winter, this way they will be ready to repel geese in the spring.

V. Modification Requests

- A. None.

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 9:51am.

Submitted by: Emily Isaacson, Secretary. Dated December 6, 2025.