



Crystal Pond Board of Directors Meeting

January 2026 Meeting Minutes

Location: Roxann Repasy's residence, Swan Lake Circle

Date: January 10, 2026

Time: 9:20AM

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

I. Call to order

- A. Scott called the meeting to order at 9:20am.

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. December 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, Roofman for gutter and roof leak work, and reimbursement to the beautification committee for holiday decor.
- D. Anticipated invoices for January
 - 1. Farm Bureau monthly insurance premium, YCUA water bill, DTE.
- E. TruGreen: getting a \$290 reimbursement from last season! We will not be using them going forward.

IV. Task/Vendor/Project Updates

- A. Pond clearing: Waiting on a quote for mowing the edges down this winter. Per our development plan, we are required to maintain the pond. If they are not maintained, the township could clean it and charge us for it.
- B. Winter maintenance concerns: Addressed concerns of grass being torn up, drains being covered, etc. with Meadows. They are aware and will be more attentive to these things.
- C. Drain easement: The township will be cleaning the easements in the spring. We will reach out to Michael Frye about this.

V. Modification Requests

- A. None.

The next board meeting will be held at Roxann's residence and is scheduled for Saturday, February 7th at 9am.

Scott Lange adjourned the meeting at 9:51am.

Submitted by: Emily Isaacson, Secretary. Dated January 15th, 2025.