



Crystal Pond Board of Directors Meeting

March 2026 Meeting Minutes

Location: Diana Eatons's residence, Swan Lake Circle

Date: March 14, 2026

Time: 8:04AM

Attendees: Scott Lange, Roxan Repasy (via phone), Paul Rangos, Diana Eaton, and Emily Isaacson

I. Call to order

A. Scott called the meeting to order at 8:04am.

II. Roll Call

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

III. Monthly Financial Review

A. February 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, Diana Eaton for office supplies.

D. Anticipated invoices for March, payments approved.

1. Meadows: last payment for winter contract.

2. Roofman for repairs.

3. Roofman for the replacement of a roof with a leak.

E. Payments made to Farm Bureau for our monthly insurance premium, John Larrison (CPA) for yearly tax preparation, and the IRS for taxes due.

IV. Task/Vendor/Project Updates

A. Meadows - all quotes approved by the board.

1. Summer maintenance - mowing, upkeep of sidewalks and trail.

2. Fertilization

3. Insecticide application (twice)

4. Biweekly edging

5. Mulching of the entry landscaping

6. Replacement of wood trim and painting of the exterior on the original 20 (5 per year per the 10-year plan).

B. Lange Home improvement - gutter cleanout.

C. April Rain - sprinkler maintenance.

The next board meeting will be held at Roxann's residence and is scheduled for Saturday, April 4th at 9am.

Scott Lange adjourned the meeting at 8:48am. Submitted by: Emily Isaacson, Secretary. Dated March 14th, 2026.