



## Crystal Pond Board of Directors Meeting

### May 2026 Meeting Minutes

Location: Roxann Repasy's residence, Swan Lake Circle

Date: May 16, 2026

Time: 8:04AM

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

#### **I. Call to order**

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

#### **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.

#### **III. Monthly Financial Review**

- A. April 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, Meadows Lawn Care, April Rain, Lange Home Improvements, and Michigan Lake & Pond.
- D. Anticipated invoices for May.
  1. Meadows, Michigan Lake & Pond, Lange Home Improvements, YCUA.
- E. Scott motioned for approval to rescind previous approval to pay deductible on water pipe burst. Approval given to rescind previous amount to pay Belfor for water pipe burst. Scott motioned for approval to pay Belfor full amount once work is completed and insurance checks are received. Approval given to pay full amount to Belfor once work is completed and insurance checks are received.
- F. McCoy Repairs
  1. Repaired damaged drywall from a previous roof replacement.
  2. Scott motioned for approval to pay McCoy Repairs, approval given.
- G. Refund check issued to co-owner who overpaid dues.

#### **IV. Task/Vendor/Project Updates**

- A. D. LaMont Tree Care, LLC.: Tree trimming front pond and large pond. Branches falling, one fell on a lawn care crew. The plan is to clean up, make everything safer, and remove a few dead trees.
  1. Scott motioned approval for this project. Board approved.
- B. Driveway repair due to roof installment.
- C. April Rain: sprinkler turn on date tentatively scheduled for June 1, may turn on earlier if the grass looks like it needs it.
- D. Beautification Committee

1. Twig & Trash clean up day cancelled due to lack of co-owner participation.
2. Rain Garden clean up.
3. Second Annual Yard sale - Memorial Day Weekend
  - a) Signs to be placed out front.
  - b) Posted announcement to portal on 3/25.
  - c) Ad placed in Belleville Independent for May 7, 14, and 21 issues.

**V. Modifications**

- A. Deck addition: plans reviewed and approved. Co-owner notified of approval.

**VI. Co-Owner Concerns**

- A. It is NOT permitted to interfere with the geese per Michigan LAW. Co-owners are reminded to NOT throw things at, hit, destroy nests, or otherwise attempt to injure or kill the geese. This could result in fines or even jail time per the State of Michigan.

**VII. Other**

- A. Draft of proposed 2026-2027 budget. The proposed budget will be voted on by the Board at our June meeting. It is mailed with the annual mailing packet, and posted to the resident portal by July 1.
- B. Audit: Successful audit of the 1st Quarter of 2026.
- C. Tick Issue: Ticks are bad this year, especially since the trees and foliage has been cut back. Co-owners are encouraged to pursue tick treatments.

The next board meeting will be held at Roxann's residence and is scheduled for Saturday, June 13th at 8am.

Scott Lange adjourned the meeting at 9am. Submitted by: Emily Isaacson, Secretary. Dated May 27 2026.