



Crystal Pond Board of Directors Meeting

June 13, 2026 Meeting Minutes

Location: Roxann Repasy's Residence

Time: 8:02 a.m.

Attendees: Scott Lange, Roxann Repasy, Paul Rangos, Diana Eaton.

I. Call to Order:

- a. Scott called the meeting to order at 8:02 a.m.

II. Roll Call

- a. The meeting was called to order with the following members in attendance: Scott Lange, Diana Eaton, Paul Rangos and Roxann Repasy. Emily Isaacson was excused. Scott asked Roxann to serve as secretary for the purpose of this meeting.

III. Monthly financial review:

- a. May monthly financial report was 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 Lawn Care, D. LaMont Tree Care LLC, Lange Home Improvement, Hirzel Law, and Scott Lange.
- d. (2) invoices from April Rain are anticipated for May services. Approval of May Monthly Financial Report (prior to posting to Portal)

IV. **Tasks/Vendor/Projects update**

- a. D. LaMont Tree Care LLC: Tree trimming completed.
- b. Meadows Lawn Care will be replacing & painting rotted wood siding on older units in June, July, and August. Gutters will be removed during this process to access trim underneath. Same gutters will be re-installed (no new gutters at this time).
- c. 3 Driveways and a portion of the roadway on Swan Lake Court will be replaced starting June 22.
- d. Scott is obtaining bids for burying downspouts. The number of downspouts being addressed will be reliant on the cost. Co-owners will be notified prior to any work being done at their unit.
- e. Sprinklers: April Rain on site today to address "dead zone" areas and other issues that have been reported.
- f. Beautification Committee: Weeding at the front entrances has been completed, as well as the pruning of smaller trees. Garden Walk is scheduled for Sunday, June 28 at 2p.m.

V. **Modification Requests:**

- a. Request to plant a tree was approved and the co-owner was notified of the such approval.

VI. **Co-owner concerns:**

- a. Rain Gardens: The Board approved the hiring of Meadows Lawn Care to cut down all brush, weeds, etc. in the four rain gardens located at the north end of the community, as well as "push back" other bushes and trees along the property line. Meadows will continue to spray to control weeds and growth, and will also begin mowing closer to the edges of the rain gardens.
- b. Discussion was held regarding the DTE/ITC easement on the East side of the property.

VII. **Approval of 2026-2027 Budget:**

- a. Roxann motioned for approval of the 2026-2027 Budget, and the motion was seconded and approved. The Budget will be in the Annual Meeting Packet being mailed to all co-owners in early July, as well as being posted to the Resident Portal on July 1.

VIII. **Annual Meeting:**

- a. The Draft agenda will be reviewed at August meeting
- b. The Board reviewed and approved the Annual Meeting Packet.
- c. There are (3) positions open for election.

VIX. **Other:** Justin from Level Up sent text about how nice the community looks with the pond treatments/clearings, the tree trimming, and the green grass and how wonderful the Board is to work with.

The next Board Meeting will be held at Roxann's residence on Friday July 10, 2026 at 5 p.m.

Scott Lange adjourned the meeting at 9:28 a.m.

Submitted by:

Roxann Repasy

Acting Secretary

Dated: June 13, 2026.