



Crystal Pond Board of Directors Meeting

July 10, 2026 Meeting Minutes

Location: Roxann Repasy's Residence

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

I. Call to Order: Scott called the meeting to order at 5:00 p.m.

II. Roll Call:

- a. The meeting was called to order with the following members in attendance: Scott Lange, Roxann Repasy, Diana Eaton and Paul Rangos.
- b. Scott read and the Board accepted the resignation of Emily Isaacson (Secretary) from the HOA Board effective 6/24/2026.
- c. Roxann was appointed and will serve as Acting Secretary through the First Board Meeting of the Newly Elected Directors (held in August, within 10 days of election).

III: Monthly financial review:

- a. The Board reviewed the June Operating Account statement for the period of June 1-June 30, 2026.
- b. The June monthly financial report was reviewed and approved. The report will be posted to the Resident Portal.
- c. The Board reviewed the June Reserve Account statement for the period of June 1-June 30, 2026. The reserve fund continues to increase earning interest every month.
- d. The Board approved payments to: Meadows Lawn Care, Hirzel Law, April Rain, D. Lamont Tree Care, Farm Bureau, and Michigan Lake & Pond.
- e. Invoices from April Rain, Meadows Lawn Care and (4) invoices from YCUA are anticipated within the next week.

IV: Tasks/Vendor/Projects update

- a. Meadows Lawn Care replaced and painted wood siding on a double unit (original 20) in June. The co-owners are very satisfied. A single unit will be done in July or August, and another double unit will be done in September.
- b. The concrete road, one driveway, and sections of another driveway on Swan Lake Court have been replaced. There are no other concrete repairs planned for this fiscal year.
- c. Discussion was held regarding trees at 2 of the original 20 units that could affect wood trim replacement/repair and/or roofs. Tree removal/replacement is the responsibility of the co-owner. Scott will obtain a quote for removal of the trees prior to contacting the co-owners.
- d. Rain Gardens: The Board has received positive feedback on the rain garden clean out. Meadows Lawn Care has one small area to clear and will also be spraying the rain gardens for weeds in the coming weeks.

V: Beautification Committee: The 2nd Annual Garden Walk was held on June 28th with Cynthia Cichowski (10149 Swan Lake Circle) winning the \$100 VISA gift card.

VI: Modification Requests:

- a. Request for installation of a deck was approved. The co-owner was notified of Board approval, and that April Rain will be on-site next week for inspection. Once this inspection is completed, the project can be started.
- b. An Announcement will be sent via the Resident Portal reminding co-owners that **prior** Board and/or April Rain approval is required for several modifications.

VII: Co-owner concerns:

- a. A co-owner contacted the Board regarding damage to their vehicle during the fertilization process. Without visual proof and/or witnesses, the Board was unable to take any action. Announcements are posted to the Resident Portal to advise co-owners when vendors are going to be on site so they can take necessary steps to avoid damage to personal items/vehicles etc.
- b. The Board received an email from a co-owner regarding concerns of harassment and intimidation. Such behavior has no place in our community. Any co-owner has the right to approach an individual they feel is not a resident, but they need to do so in a non-confrontational way. An Announcement will be posted to the Resident Portal.

VIII: Other:

- a. Fishing: There is an increase in the number of people fishing. This raises not only the issue of “resident or non-resident”, but may well be decreasing the number of fish in the pond if the fish are kept. Scott discussed this with the co-owner who monitors the ponds, and an Announcement will be posted to the Resident Portal.

The next Board Meeting will be held at Roxann’s residence on Saturday, August 8, 2026 at 8 a.m.

Scott Lange adjourned the meeting at 6:30.

Submitted by:

Roxann Repasy
Acting Secretary
Dated: July 12, 2026