



Crystal Pond Board of Directors Meeting

September 2026 Meeting Minutes

Location: Roxann Repasy's residence, Swan Lake Circle

Date: September 5th, 2026

Time: 8:08AM

Attendees: Scott Lange, Roxan Repasy, Paul Rangos and Toni Myles

I. Call to order

- A. Scott called the meeting to order at 8:08am.

II. Roll Call

- A. The meeting was called to order with the following members in attendance: Scott Lange, Paul Rangos, Roxann Repasy and Toni Myles. Diana Eaton was excused.

III. Monthly Financial Review

- A. August 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 fertilization, Scott Lange for a Weed-Whip Blade and Paul Rangos for a PSI Gauge.
- D. Anticipated invoices for September.
 - 1. Farm Bureau for monthly insurance premium.
 - 2. Meadows for fertilization
 - 3. YUCA
 - 4. April Rain
- E. Payments made in August to Farm Bureau for our monthly insurance premium, DTE, YUCA, Level Up and Michigan Lake & Pond.

IV. Task/Vendor/Project Updates

- A. Meadows: Wood siding and paint on older units. One unit completed in August; the next unit will be completed in October.
- B. Projects:
 - 1. LeakPro Roofing & Skylight Co: The next two roof replacements for our older units are tentatively scheduled for October.
 - 2. Voids Underneath 5 Units: Required maintenance will include gutter guards, downspouts, mud jacking of driveways and topsoil level, slated for Spring of 2027.
 - 3. Lamont Tree Care: Will return to cut down oak trees per original contract.
 - 4. Sprinklers: YUCA will be contacted to turn off water. The winterization process will take place in October.
 - 5. PSI Readings: 45 out of 90 units have been logged and most are reading lower than originally anticipated. Units will be informed of their reading once the tracking process is completed.

6. Tree Trimming: Some work was done on Crossover Lane and will continue into the fall season.

V. Modification Requests

- A. Storm door, approved.
- B. Paint for front door, approved under Crystal Pond's acceptable color palette.

VI. Co-Owner Concerns

- A. Large phragmites on the non-residential side of the large pond will remain. Meadows will cut and trim overgrowth. Spraying and maintenance of the phragmites will continue around access areas to all of the ponds.
- B. Additional Board Members: Inquiries have been made as to the addition of co-owners to the current Crystal Pond Board of Directors. We were legally advised that if we choose to add additional officers this decision will only encompass observation and discussion as only the five elected directors retain the right to vote on critical issues. The board will further consider this topic in an effort to encourage co-owner involvement and provide transparency.

VII. Other

- A. Insurance Premiums: Current policy expires on 10/21/26. We are actively looking for a better policy that includes exceptional coverage with reasonable premiums.
- B. Newsletter: Autumn issue, coming soon!

The next board meeting will be held at Roxann's residence on Saturday, October 10th at 8am.

Scott Lange adjourned the meeting at 9:25am.

Submitted by: Toni Myles, Secretary.

Dated September 24th, 2026.