Crystal Pond Board of Directors Meeting

October 2026 Meeting Minutes

Location: Roxann Repasy's residence, Swan Lake Circle
Date: October 10th, 2026
Time: 8:02AM
Attendees: Scott Lange, Roxan Repasy, Paul Rangos, Diana Eaton and Toni Myles

I. Call to order

A. Scott called the meeting to order at 8:02am.

II. Roll Call

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

III. Monthly Financial Review

A. September 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. CAIS (Worker's Comp Annual Premium)
D. The Board approved payments to Farm Bureau (Monthly Premium & Umbrella Policy) and Hirzel Law.
E. Anticipated invoices for October:
    1. Farm Bureau (Crime and D&O Annual Premium).
    2. YUCA
    3. Level Up (quarterly convenience fee)

IV. Task/Vendor/Project Updates

A. Meadows: Wood siding and paint on older units. The vendor is fully booked and unavailable so the updates will resume in the Spring of 2027.
B. Projects:
    1. LeakPro Roofing & Skylight Co: The next two roof replacements for our older units will be scheduled for Spring of 2027.
    2. Meadows: Will continue to do the mowing around the pond to maintain phragmites and pond edges.
    3. Meadows: The fees have increased for the winter contract and we are seeking estimates from other contractors.
    4. Lamont Tree Care: Will return in early December to cut down oak trees per original contract.
    5. Michigan Lake & Ponds: More info to come regarding algae treatments.
    6. Lange's Home Improvement: Costs have been included in the budget for annual pressure washing and gutter cleaning in Spring/Summer 2027.

7. April Rain: Will complete winterization of sprinkler lines.
8. PSI Readings: Continuing to gather and log information. Units will be informed of their reading once the tracking process is completed.
9. Tree Trimming: Work will continue into the fall season.

V. Modification Requests

A. Flower beds on the east and west side of the requested unit, approved.

VI. Co-Owner Concerns

A. Pet Policy Compliance: We are counting on all co-owners to respect and abide by the HOA pet ownership guidelines and restrictions posted to the residential portal.

VII. Other

A. Beautification Committee: Mums, pumpkins and bales of straw were purchased to enhance our seasonal condo appearance. The mums were planted along with the placement of pumpkins, straw and tree ornament witches for everyone's enjoyment. Treatments were also applied to the benches in our community. A reimbursement will be issued to Diana Eaton for purchases. Many thanks to our Beautification Committee: Diana, Scott, Penny and Susan! Winter/Holiday decorations will follow post November 19th.
B. Drain Update: The job will be finished soon. They will be completing the project with top soil and hydroseed. Rocks will not be placed at this time as a special permit must be obtained from the Washtenaw County Drain Commission.

The next board meeting will be at Roxann's residence on Thursday, November 5th at 5:30pm.
Scott Lange adjourned the meeting at 8:46am.
Submitted by: Toni Myles, Secretary.
Dated October 30th, 2026.