

Agenda for Crystal Park HOA Board December 10, 2025

I. MEETING DETAILS

Date: 12/10/2025 Time: 7pm Location: Zoom present: Shar, John, Patrick, Brian

The following persons were absent: N/A

III. CALL TO ORDER

A. Call to Order - the meeting was called to order at 7:03

B. Approval of Current Meeting Agenda

IV. DISCUSSION ITEMS

- Patrick- Update on Finances -
 - 2026 budget
 - Reviewed 2025 and set budget for 2026
 - Discussion on HOA dues
 - vote 77 for, 7 against.
 - 84 total votes is below the required 90 to constitute an outcome.
 - We will fail the vote and reevaluate again next year.
 - Email vs Mailer of 2026 dues statement
 - \$794 (Trash:\$289.50, HOA: \$504.50)
 - Approved unanimously
 - Postcards can be sent for 78 cents per house
 - Patrick will create template
- John - Update on Pool
 - Did we sign a 2 year contract
 - Yes
 - What was the result of the discussion with Jamie on closing the pool
 - Did we get a pipe blanket or did we remove the pipe
 - At John's house
 - Was a plumber called to close the pool
 - Final invoice sent to Patrick
 - Did we install an "Employee Only" sign
 - Yes
 - Check lock at pool? (not sure what this means @Brian).
 - Lock works fine
 - Pump replacement cost
 - TBD. Steve will get back to John next week hopefully
- Shar -
 - Sanitation quotes
 - WM same contract - \$1 more per house -
 - Constable - less expensive - weekly recycle, yearly yard waste
 - Shar will follow up
 - Pipe issue on Johnson Dr. - Called public works - monitoring
 - Element Sprinkler - Confirming that we agreed to the quote to start sprinkler irrigation at the main monument in the spring and I can accept the quote.
 - Detention pond -complete
- For discussion next time - Permanent lighting

V. ACTION ITEMS FOLLOW UP

- Patrick - write up vote verbiage for HOA dues capping at \$500.
 - Done
- John - sign up KC Clean for 2 more years
 - Done
- John - Check with Jamie on closing pool
 - Done
- John - Need to get a pipe blanket or remove pipes
 - Done
- John - Check lock at pool
 - Done
- Brian - Audit the email contacts and website members
 - Ongoing
- Shar - Take pictures of detention pond and submit to JoCo
 - Done
- Shar - Review prior meeting minutes for payment for Andy
 - Done

V. ONGOING AND NEW ACTION ITEMS

- Brian - Send out voting results
- Patrick - Create template for post cards regarding HOA dues
- Shar - Continue conversation with Constable regarding new service quote
- John - Get quote for pool pump from Steve
- Shar - Accept irrigation quote
- Brian - Audit the email contacts and website members

VI. NEXT MEETING

- January 14 at 7:00pm

VII. ADJOURNMENT

Meeting minutes approved at 8:11 PM

Meeting adjourned at 8:11 PM

Submitted by: _____ Print Name: Brian Crawford

Approved by: ____ Print Name: Sharlayne Borders