

Approval of Minutes

The Board received and reviewed the minutes from the February 16, 2010 Board Meeting.

A motion was made by Bob Ray, seconded by Stuart Kirsch and carried unanimously to approve the February 16, 2010 Board Meeting Minutes as prepared by Crystal Lake Property Management with corrections noted.

Financial Review

Board Treasurer Bob Ray reviewed the March 31, 2010 Financial Statement, which shows there is a total of \$164,576.84 in the River's Edge bank accounts. The Association currently has \$21,594.80 in Paint Reserves and \$12,594.80 in Road Reserves. Bob Ray stated that the Association is in very good financial shape.

The Board received and reviewed the Financial Statements for the months ending January 31, 2010, February 28, 2010 and March 31, 2010 as well as the A/R Summary and Cash Flow Summary.

A motion was made by Dorothy Shepard, seconded by Bob Ray and carried unanimously to approve the January 31, 2010, February 28, 2010 and March 31, 2010 Financial Statement as prepared by Crystal Lake Property Management.

Architectural Review Requests

Holmberg

Exterior Man Door

The Board received and reviewed an Architectural Review Request from Mr. & Mrs. Andy Holmberg to install an exterior man door on the south side of their garage.

A motion was made by Bob Ray, seconded by Dorothy Shepard and carried unanimously to conditionally approve this request based on the information and drawing submitted. The condition is that Crystal Lake is to contact their adjacent neighbor on the south side to make sure that there is no objection to this addition.

Veatch

A/C Screening

The Board received and reviewed an Architectural Review Request from Ms. Betsy Veatch to install screening around her existing air conditioning/heating unit.

A motion was made by Bob Ray, seconded by Stuart Kirsch and carried unanimously to approve this request per the information submitted. Fence siding to match the siding on her home.

General Discussion – Continuing Business

Tennis Court Maintenance

Susan Quartucy, Crystal Lake Property Management, informed the Board that Bob Otterson of RCO Steam Cleaning, Inc. will have his crew start the repair work of the tennis court on Wednesday, May 26th; therefore, the tennis courts will be closed from May 26th through May 29th. Susan stated she will be notifying the homeowners that the tennis courts will be closed as well as the River's Edge Clubhouse.

River's Edge Bargain & Sale Deed

The Board previously received and reviewed a summary prepared by Karna Gustafson of her notes from her meetings with the Board and Gary Cox in reference to the River's Edge Bargain & Sale Deed.

Robert Agli asked Susan Quartucy, Crystal Lake, to follow-up on the status of the River's Edge Bargain & Sale Deed with their Attorney Karna Gustafson.

Light Pollution

The Board discussed their ongoing concern with those homeowners who have not responded to the previous requests to change or adjust their exterior lights. All exterior lighting which can be seen from the street or neighboring home site must be indirect. Motion detector sensitivity is limited to driveways and should not be activated by passing cars or pedestrians.

Crystal Lake will continue to monitor the exterior lighting and will be contacting those homeowners who are in violation of this guideline and City Ordinance.

General Discussion – New Business

General Community Policy Guidelines

The Board received and reviewed a copy of the General Community Policy Guidelines for the River's Edge Community.

A motion was made by Bob Ray, seconded by Stuart Kirsch and carried unanimously to approve the General Community Policy Guidelines for the River's Edge Community. Crystal Lake will be mailing this document to each of the homeowners in the community as well as it will be posted on their website.

Lawn Edging Borders

The Board received and reviewed a bid prepared by Mix Landscaping for the installation of new 2 x 6 borders along the curb/landscaped areas. The cost of installing 2 x 6 pressure treated lumber is \$11,625.25 and if they use 2 x 6 Trex, the cost would be \$17,556.50.

The Board discussed whether or not this should be an Association expense or the homeowners. The Board requested that Susan Quartucy of Crystal Lake requests some additional bids for their review.

Malibu Lights

Board President Robert Agli informed the other board members that he has noticed several homeowners recently installing Malibu lights in their front yards. Mr. Agli stated that he does not feel these types of lights conform aesthetically within the community.

After further discussion, the Board agreed that Malibu lights shall only be allowed if they are installed only in landscaped areas of the front yard, not on the lawns or any place where they may be a hindrance to the lawn mowers used by the landscapers. The Association will not be held liable for any damages to exterior lighting caused by the landscapers and/or snow plows while services are being performed. If the Association receives any negative comments from other homeowners in regards to these types of lighting, the owner/resident will be contacted and requested to remove them.

Mailbox Parking

Board President Robert Agli informed the other board members that there is an ongoing concern with homeowners on Clubhouse Drive parking their vehicles in the wrong direction in order to pick-up their mail.

The Board requested that Crystal Lake Property Management draft a letter to the Clubhouse Drive residents informing them that it is illegal and dangerous to park their vehicles in the wrong direction while stopping to pick-up their mail. Those who continue with this violation will have a fine assessed to their account.

With no further business brought before the Board, a motion was made by Bob Ray to adjourn the meeting at 6:30 p.m.

Respectfully Submitted:

Acknowledged By:

Susan Quartucy
Property Manager

Dorothy Shepard
Secretary