



Minutes of Crestlake HOA Annual Meeting - October 21, 2025

7:00 pm Sign-in for attendees and cordial greetings.

A.) 7:15 pm meeting call to order by Steve Lockhart, President and presentation of notable 2025 events:

1. At the start of 2025, all 65 original lots were sold with 2 listed for resale. During the year, another 6 were listed for resale and six sold as of October 15 with two remaining on the market. Time on the market has been relatively short and prices were good to excellent.

2. Strong winds and heavy rain in late spring caused tree damage to both homeowners and common areas. The total damage for the two events along Central Street Reserve A and along the west Bracken Reserve A tree line was \$4,500. These expenses were less than insurance deductible and was unplanned/unbudgeted expenses.

3. A request by a commercial developer to rezone a lot across Central Street was defeated by a well informed and determined group of Crestlake homeowners at all three meetings of the Zoning process. The effort also included a HOA group from Jackson heights which included the experienced and determined Mike Pool. Thank you Mike.

4. Mechanical problems occurred in both pond fountains throughout the year and limited the daily colorful and relaxing views. Both systems were eventually shutdown early awaiting parts but will be repaired early next year (2026) to begin the season on time.

5. A valve break in the Crestlake main irrigation line supplying city water to the common areas along Central created a very large bill over June-July-August period while cause, responsibility and repairs were made, the total water bill overage was \$5,300. Crestlake filed a claim for a Consideration of Courtesy Relief with the Public Works and received a relief amount for \$4,700 ... thereby resulting in just \$600 unplanned expenses (no insurance claim)

B.) DRC Report by Craig Hansen

1. A new fence installation was reviewed and approved at .605 N. Backen Ct..

2. Reviewed and approved plans to replace a tree destroyed by high winds at 518 Bracken.

3. The Conditions Survey has not been updated since Sept. 2023 although some improvements have continued while many are still not completed.

#Q1 - Betty Troutman asked where to find the standards for compliance of the various Condition Survey items. After considerable discussion, Steve recommended action item.



ACTION: *New Board should review for clarity on continuing the program and overview of it's operational requirements,*

C.) Financial Reports by Robert Ray, Treasurer

1. Robert presented a summary of the 2025 Financials stating that while the budget had endured several unexpected expenses as noted in the President's comments, the bank balance remains healthy.

#Q - Naomi asked if the monthly IT support costs was really necessary as it had never been discussed at homeowners meeting. (See action below for 2026 Proposed Budget)

#Q - Marcia asked for any comments regarding renewal of FLOCK contract in June 2026 at \$5,000/yr. After discussion, Marcia made a motion to NOT renew Flock contract. John Kready seconded and members passed the motion unanimously to NOT renew the contract. (See action for 2026 Proposed Budget)

2. Robert stated the Proposed Budget 2026 included allowances for unplanned expenses that were incurred in 2025 (wind and maintenance). See actions below:

ACTION 1: *New Board will review IT support cost for Financial reporting and present findings at Spring 2026 Members Meeting.*

ACTION 2: *New Board to notify FLOCK of decision to NOT renew contract.*

Note: A packet of the Financials was available at the meeting for all attendees and copy is attached.

D.) 2026 Board Election

Candidates recognized and in attendance and gave a brief personal bio.

Richard Bell - President

Rebecca Rains - TBD

Marcia motion to accept these two candidates; allow them to decide their respective roles; recruit additional persons if more members are required. Naomi seconded and the members voted unanimously to accept the candidates and actions. The new Board will inform the members of their final actions.

E.) Other agenda items:

1. John Lorimor asked what flood controls were in place for the general drainage and pond?

Steve led a general discussion based on info in the covenants and from discussions with the developer. In summary, there are several standards for the area drainage and the pond that are in place to assure the flood level is 4 feet below the elevation for any home foundation.

2. Steve expressed disappointment in having only two members (Richard Bell and Rebecca Rains) seek a position on the Board. It has always been 3 members until recently



when a 4th was added for one year. It appears 3 has worked ok but 2025 was a struggle with only two after Tricia moved to Oklahoma.

ACTION: New Board to review ways to increase Members participation in HOA and report ideas at Spring Meeting.

Meeting adjoined at 9:15 pm