

Club Association Meeting Minutes – October 30, 2011

Tom Dawson welcomed everyone and extended thanks to those in attendance. Board and committee members were introduced and thanked. A quorum was present even without proxies.

New member, Patty Lynch, lot 12 was introduced. Also, Lot 92 has new owners, Rick and Jennifer Keyes.

Thanks were extended to Julie Dawson, Pam Hughes, Christine Zoyes, Mary Bolon, and Angie Myer for providing snacks.

Secretary's Report – No corrections or changes.

Treasurer's Report – Tom Brady reported: \$23,525 in assets; \$11,845 in checking; one CD \$11,680 at 0.5%. As of 10/31/11, show income of \$4748, but after road maintenance (CAMAC), will have a slight loss.

Common Area Maintenance Advisory Committee (CAMAC) Report: Tom Dawson and Gene Meyer attended with representatives from Crystal as well as representatives of other associations. Gene Meyer introduced himself and shared his background. The purpose of the group, formed 12 years ago is to oversee maintenance and security of common areas throughout Crystal. Costs are shared with 25% allotted to Crystal (share is now actually less but they continue to pay 25%) and 75% to the associations. Of our \$120 dues, \$110 is passed through to CMAC. The following items were presented:

- As of August 31, 2011: \$115,016 in assets, major expense is snow removal (\$41,055). Total unit projection through the end of 2012 will be 476. End of 2013, was 482. Consensus is that sales will not meet projections. Projections indicate a possible negative balance in 2016. Most likely a \$10 dues increase will occur prior to 2014 and a \$5 increase in 2016. Financial details are available upon request from Tom Dawson.
- Traffic bollards (previously known as “buoys”) have been effective. Four were damaged, three during the same period. \$500-600 to replace each. Traffic guard rails have also been damaged. Speeders should be reported to Security.
- Crack sealing, and patching occurred this summer.
- Security reported:
 - Bike and foot patrols have been added for security.
 - 80 requests for medical assistance throughout the summer.
 - Intrusion responses have all been false alarms.
- Crystal hosted a First Responder Appreciation Night inviting the Sheriff, State Police, Ski Patrol, EMS, Fire Departments and Crystal Mountain Security.
- New Emergency Action Plan was tested in a simulation and found to be very complete.
- Crystal is looking to adopt the Complete Streets initiative (completestreets.org) which attempts to define streets as accessible to everyone and not just cars.

Members raised the following issues following the report:

- Traffic bollards cause people to veer onto shoulder big ruts, causing driveway damage as well as walking safety issues. People can't walk on the street, with the bollard there. A bike path was suggested, but is not currently in the budget without a dues increase. Curbs were suggested, but may cause problems with plowing. Bark or gravel at the road's edge was suggested.
- Speeders go too fast to get license. Speed limit signs may be necessary on Keweenaw.

- Smaller base bollards are available which would allow more road space and may alleviate shoulder driving.
- Snow removal is also damaging blacktop.

Tom will address concerns with Crystal starting with filling in the ruts.

Architectural Review Committee Four projects were submitted for approval. However, one lot (92) appears to have had work done without approval. If confirmed, ARC will contact owners with information on the process and they will be required to submit applications and fees after the fact. Members were encouraged to use the system and website and to let ARC know if any projects are noticed. ARC was thanked for their diligence and hard work.

Crystal Report: Thanks were extended to Jim MacInnes for sharing information. He shared and answered questions pertaining to the following:

- Sales are up 10%, earnings 25%
- Focus has been on maintaining property--over \$2M put into the facility this year.
- Thanked members for reinvesting in their property. Club has made great strides in Jim's 26 years here.
- Room nights up, golf rounds up, spa up, retail up 15%. Trip Advisor—5-star rating. One bungalow share left.
- New projects:
 - Electric Vehicle charging station, Crystal transitioning to EVs.
 - 1000 sets of skis and boots for the season. Quick in and out rental center, new design.
 - New groomer, new golf fleet, redoing lodge to better navigate as Wild Tomato is underutilized, redoing rest rooms.
 - Landscape work, energy efficiency updates at Meeting and Conference Center.
 - Upgrades to spa lounge, upgraded electrical. Cherryland has been very reliable.
 - New lift: loading conveyor will take you to chair, lift can be sped up, ski under quad. New snow equipment, more power, better placement, approach lift from both sides, easier access to learning center and back. Break over on Thor taken out, helps racers. \$1.4 M project.
- Old Loki triple will be reengineered to replace Cheers lift next year.
- Members were encouraged to come to the general session where much information is provided.
- Crystal is looking at succession plans and redesigning format to better replace people. Currently one person may be doing too much with multiple skills which would be difficult to find an exact replacement person.
- Natural gas fracking and water supply were questioned. MI has regulations in place. Crystal is monitoring.
- Natural gas pipeline to Crystal and conversion is costly. Crystal is working with consultant and looking into grants. Other areas at Crystal require funding prior to gas.
- 3,000 skiers per day are good; Crystal has had 5,000 on occasion.
- 400 golfers per day is the maximum. Rounds are down 10% from the peak a few years ago.
- Buck lift will be replaced eventually, but estimated at \$1M even without contouring.
- Improvements have been out of cash flow, not increasing debt.

Old Business

- Directory of Services has been useful. Call Tom or Julie with changes or if provider goes out of business. If a member has a bad experience with a service provider, comments can be placed on the Owners Forum which is password protected and limited only to owners.

- Globe lighting: Security is supposed to check and provide information to homeowner. Tom will check if it's not happening. Light should be kept on even if you are not in residence.
- Members were encouraged to keep their lawn up. Buyers in our area like natural landscape and don't want to do lawn maintenance. Property should however look neat. Vacant property is an eyesore with overgrown, fallen trees. Crystal cuts 3-4 feet in from the side of the road.
- WiFi update: Not club wide, but is available from other providers
- Club sign: Crystal had special needs persons planting bulbs in the area. A plan with day lilies and grasses needing no water may be used in the spring.
- Speed limit change on County Line Road will not be happening. State Police found nothing remarkable and do not see speeding as an issue. Will probably not see anything happen. Signs on private property (SLOW) were suggested.

New Business

- Tom sent letter regarding stepping down and plans to relinquish the role of president.
- Thanks were extended to Ellen and Tom Huber for hosting the Club party. Nancy Cotcamp will host next spring.
- Website update: Forums are password protected; spammers were loading new sites and material. The site is www.crystalmtnclubassoc.com. Contact Tom Dawson directly for User ID and Password.
- In memory of George Petritz, the Club donated a bench (Michigan cedar and metal) to the Art Park.
- Rick Bolon proposed name tag, pin, etc., to identify you as part of the Club. Theme would be the same as Club sign. Should be in the \$10 range. Members could order. Form will be sent along with minutes. Stickers for helmets were also recommended. Send ideas to Rick by email.
- No continuity in Club on lot signage. Suggestion was made regarding putting lot number on light posts. Board will research possibility. The Club sign maker will be asked if lot markers, using the same look, can be made and get price.
- Rick Bolon and Bill Zoyes presented election information. Elections should be held in April. The entire board is up for reelection.
 - Bill requested nominations from the floor. Gene Meyer nominated and approved.
 - Current board reelected.
 - Todd Kamps was elected to replace Craig Dirks on ARC.
 - At the April meeting, any changes will be addressed as necessary.
- Tom and Julie have organized all documents and archived them. Possibility of scanning documents was suggested.
- Proxies will be sent prior to all meetings to hopefully guarantee a quorum.
- Tom and Julie Dawson were recognized and presented a plaque for their service to the Club.
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Adjourn.

Respectfully submitted,

Sandra Griffin
October 31, 2011

Please note: Under New Business, bullet point 5, a form will be sent to all Club members, once the items have been designed, and the form finalized.

Tom Dawson

Security Notice:

It is the consensus of the Board of Directors, of the Crystal Mountain Club Association, that as of December 1, 2007, that Crystal Mountain Security shall notify Club members whose outside globe lights are out, defective, non-existent, have defective sensors (either defective or are on 24 hours per day), have broken or weak posts, etc. It is our understanding that Security is willing to provide helpful information to club members, who have a problem with their lighting, regarding whom to contact in order to correct the problem. It is our concern, as well as Security's, that the outside lighting is imperative to provide street safety for pedestrians, vehicles, pedestrian/vehicle interaction, and to provide lighting to help deter any mischief or damage to our homes.