



August 25, 2023

Greetings Board Members:

My name is Steve Smalley, lot 6 in the 15th filing.

I would like to take this opportunity to request that my name be added to the list of candidates to fill the vacant Road & Recreation Board position.

I have owned a property management company for 45 years, and currently manage 25 Associations. I enjoy meeting people and resolving issues, so I have been blessed by doing what I enjoy. I believe my experience and previous service for CLRRRA would greatly benefit Crystal Lakes today.

Some of you may remember 9 years ago when I had the honor of being President of CLRRRA. If you don't, here's my story:

In 1998 I was approached by several nice people who convinced me that I could be helpful to CLRRRA and should run for the Board. My wife Jeanne asked if I was crazy, "We bought this place to get away!" She eventually supported my run for the one-year term that was open. I won that election and took my seat as one of the youngest Board members serving. The one year turned into 16 years In 2014 I retired from the Board.

During my time I have served on the ACC committee as Chairman. I negotiated with the Developer to transfer control of ACC from the development company to CLRRRA. I also was the first to develop ACC guidelines. I served as Secretary, Vice President, and President during my years on the Board.

As President I was able to get 50+% of the membership to approve new covenants to replace the original 15 sets of covenants, each unique to a single filing and which were about to expire. Luckily, I had a great committee working on that vital project, and we achieved our goal of achieving the Unified Covenants that we have today.

We started the Road Improvement fund with annual road improvement projects. We were successful and able to improve approximately 22 miles of road over several years. We also worked on drainage and maintaining the roads to high standards. Of course, I learned a lot from the road committee along the way. One of the last projects we completed was to improve the drainage in front of Basecamp with a concrete pan to drain the water to the culvert instead of across the road. We used a similar approach to improve drainage on Wapiti Drive by the postal sheds. The Road Committee and Board working together were able to make aggressive progress on our roads.

We sponsored and eventually ran the restaurant. It was popular, but unfortunately was never self-sufficient, not from lack of effort. You can't win them all.

I was first to write a check to slash solutions to help buy the burner for slash solutions; it worked for awhile with many people investing time and money to help solve the slash problem. Unfortunately, it never produced enough revenue and CLRRA took over the operation which still burns slash today.

In addition, we established the first Reserve Study for the Association. After its completion it was an eye-opener and scary to see the cash needs of the Association.

We formed a wage and benefit committee to compare salary and benefits between those of the Crystal Lakes Associations and nearby employers. This helped and justified the salaries and benefits we paid employees.

Other projects include port potties by the ponds, warning sirens, emergency evacuation plan, along with directional arrows, mail hut construction for mail delivery, greenbelt projects, started the security committee and security shed, dedicated funds for the Fishing Board, Created CLRRA first business plan and goal setting.

I think I would bring a great deal of knowledge, history and vision if I was appointed to fill this empty seat. I would like to help move the Association in a positive direction. I would like to see us accomplish the following items:

1. Road Improvement program, re-instated with a long-term plan to improve roads.
2. Schedule road maintenance throughout the subdivision.
3. Better communications with the members.
4. Job descriptions and wage surveys.
5. Easy to understand ACC Guidelines and Rule and Regulations
6. Improved transparency

Respectfully Summited:

Steve Smalley

Let our Legacy be a Peaceful, Caring and Cooperative Community.