

# **Crown Valley Highlands Community Association**

Minutes for the meeting conducted on

**June 10, 2014**

## **Board Members Present**

Marc Winer, Derek Powell, Woody Clements, Robin Matlock and Chris Archuleta.

## **Call to Order**

The monthly meeting was called to order at 7:00 PM.

## **Minutes & Financial Report**

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Powell to approve the May 2014 meeting minutes as corrected. All in favor, motion carried.

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Powell to approve the May 2014 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

## **Homeowner Discussion**

The Board reviewed an e-mail from Mr. Dickson of 29382 Troon in which he was writing to request the removal of dying Eucalyptus trees in the common area behind his home. The Board noted they would address that matter in the fall with the scheduled tree trimming work.

The Board reviewed and approved a Home Improvement application from the owner of 29261 Buckhaven for the installation of solar panels onto the roof of the home.

Mr. Anthony, the owner of 29591 Kensington was present at the meeting and noted his opposition to the proposed replacement of the pool fence with a block wall.

Ms. Lemay, the owner of 29611 Kensington was present at the meeting and noted her opposition to the proposed replacement of the pool fence with a block wall.

Ms. Heineman, the owner of 29621 Kensington was present at the meeting and noted her opposition to the proposed replacement of the pool fence with a block wall.

Ms. Pelton, the owner of 29432 Troon was present at the meeting and noted her opposition to the proposed replacement of the pool fence with a block wall.

Ms. Bruno, the owner of 29555 Kensington was present at the meeting and noted her opposition to the proposed replacement of the pool fence with a block wall. Ms. Bruno suggested the Board have the owners vote upon the pool fence replacement.

Ms. Avila, the tenant of 29782 Preston was present at the meeting and noted her opposition to the proposed replacement of the pool fence with a block wall.

## **Committee Reports**

### **Architectural Committee**

It was noted the manager and Mr. Powell had performed the most recent property inspection prior to tonight's meeting.

## **Communications Committee**

No report.

## **Facilities Committee**

It was noted that Hill's Brothers had completed the installation of the Knox Boxes at the pool gate and clubhouse door.

Discussion was held with regard to the proposed replacement of the pool fence. After much discussion, a motion was made by Mr. Powell, 2<sup>nd</sup> by Ms. Matlock to approve a budget of \$245,000 for the replacement of the fence, using a 3' slump stone block wall for a base and a 5' iron fence on top of the wall. All in favor, motion carried.

## **Landscape Committee**

Ms. Matlock updated the Board on the efforts of the Landscape Committee.

The Board reviewed the monthly report from the Soto Company.

It was noted the County of Orange had completed the Fuel Modification Maintenance on their slope in the canyon behind Ridgeview Drive.

## **Management Report**

The manager updated the Board on the accounts receivable. A motion was made by Mr. Powell, 2<sup>nd</sup> by Ms. Matlock to approve filing liens against CVH-044, CVH-112, CVH-233, CVH-308 and CVH-326 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the annual calendar report for June 2014.

## **Old Business**

It was noted the two fire extinguishers for the exterior and interior of the clubhouse were purchased as approved.

## **New Business**

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Powell to approve the bid from Reserve Data Analysis to update the association's reserve study at a cost of \$725.00. All in favor, motion carried.

## **Adjournment**

There being no further business before the Board, the meeting was adjourned at 8:30 PM.

Submitted by:

Jack L. Williams  
Acting Secretary