

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

April 14, 2015

Board Members Present

Marc Winer, Robin Matlock and Derek Powell.

Call to Order

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

Homeowner Discussion

Mr. Thompson of 29181 Abotsinch was present at the meeting and noted he would plant the bare portions of the slope in front of his home.

Mr. & Mrs. Bahraini, the owners of 29642 Kensington were present at the meeting to address the 2nd story addition being added by their neighbor. It was noted the Architectural Committee would look into the plans and visit the property to make sure the addition was being built as approved.

Ms. Bruno, the owner of 29555 Kensington was present at the meeting and asked about the placement of the Board meeting signs in the common area and asked about notice being given to neighbors when major, (loud) construction will be underway. Ms. Bruno also made suggested changes to the 2nd story addition guidelines for the attached homes. The Board noted they would discuss the changes at the next meeting.

Minutes & Financial Report

A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve the March 2015 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve the March 2015 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

Committee Reports

Architectural Committee

It was noted the committee had just completed the monthly inspection prior to the Board meeting.

Facilities Committee

It was noted that the pool renovations had been mostly completed and that money would be held until the final inspection is completed and approval given.

The Board reviewed a bid from Seabreeze to purchase 12 new chairs. The Board asked the manager to solicit a bid for 18 chairs and a motion was made by Mr. Winer, 2nd by Ms. Matlock to approve a budget of \$2,302.65 to approve the purchase of the 18 chairs, waiving the cost for delivery. All in favor, motion carried.

Communications Committee

No report.

Landscape Committee

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

The Board reviewed the monthly report from the Soto Company.

Management Report

The manager updated the Board on the accounts receivable. A motion was made by Ms. Matlock, 2nd by Mr. Powell to lien CVH-203 for non-payment of their assessments. All in favor, motion carried.

The Board approved turning off the pool fob access keys for CVH-045, CVH-072, CVH-079, CVH-122, CVH-182, CVH-203, CVH-263, CVH-269, CVH-273, CVH-316 and CVH-326.

The Board reviewed the annual calendar report for April 2015.

Old Business

None.

New Business

A motion was made by Mr. Winer, 2nd by Mr. Powell to approve the proposal from Reserve Data Analysis to update the reserve study at a cost of \$725.00. All in favor, motion carried.

A motion was made by Mr. Winer, 2nd by Mr. Powell to approve a proposal from Certified Termite to perform treatment in the clubhouse at a cost of \$625.00. All in favor, motion carried.

It was noted the deteriorated meter boxes would be removed or painted.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session at 8:00 PM to discuss matters of delinquency.

Submitted by:

Jack L. Williams
Acting Secretary