

# Crown Valley Highlands Community Association

Minutes for the meeting conducted on

July 14, 2015

## Board Members Present

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

## Call to Order

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

## Homeowner Discussion

Mr. D'Angelo, the owner of 29692 Jarrett was present at the meeting and noted the existence of a sign installed in the yard at 29722 Jarrett by the owner of the property. It was noted a letter would be sent to the owner asking him to remove the sign.

Ms. Lutz, the owner of 29201 Balloch was present at the meeting.

The Board reviewed e-mails from Mr. & Mrs. Henderson, Mr. Parsa, Ms. Witbeck, Mr. Rosi, Mr. Thompson and Ms. Fili.

Mr. Lovegreen, the owner of 29422 Kensington was present at the meeting and submitted a Home Improvement application for the removal of the turf at his lawn area and planting water-wise plants. A motion was made by Ms. Matlock, 2<sup>nd</sup> by Mr. Winer to approve the application. All in favor, motion carried.

## Minutes & Financial Report

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Archuleta to approve the June 2015 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Winer to approve the June 2015 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

A motion was made by Mr. Winer, 2<sup>nd</sup> by Mr. Powell to approve the purchase of a \$100,000 CD for 9 months at the best available rate. 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

A motion was made by Mr. Archuleta, 2<sup>nd</sup> by Ms. Matlock to approve a bid from Alan Smith in the amount of \$9,750 to remove and replace sections of damaged concrete walkway at the clubhouse parking lot and to install additional iron fencing above the entrance gate at the pool area. All in favor, motion carried.

It was noted the manager had asked Vasco Solar for a bid to add electric solar panels at the clubhouse roof. The manager will contact another company about getting a bid.

It was noted that the manager had contacted the association's CPA and asked about rebates for installing a chair lift in the pool area. It was noted there were not rebates or tax deductions available.

## **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 Mr. Powell, 2<sup>nd</sup> by Mr. Clements to lien CVH-377 for non-payment of the assessments. All in favor, motion carried.

The manager updated the Board on information on efforts they are making to address the problems with the construction underway at 23511 Calverton. It was noted this matter would be on each monthly agenda for discussion.

## **Old Business**

It was noted the carpet in the clubhouse was cleaned as approved.

It was noted the meter boxes had been removed or painted as requested by the city.

## **New Business**

Discussion was held with regard to the maintenance of the pool filters. It was noted that Alan Smith's service people had suggested the filters were not being properly maintained. The Board approved having Alan Smith tear-down and clean the filters and then require Wet Willy'z to maintain them as required.

## **Adjournment**

There being no further business before the Board, the meeting was adjourned at 7:50 PM.

Submitted by:

Jack L. Williams  
Acting Secretary