

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

August 11, 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. & Mrs. Hogan, the owners of 29512 Sedgwick were present at the meeting to discuss the association's denial to install a chair lift for the pool area. The Board informed Mr. & Mrs. Hogan that they would allow them to purchase and store a device at the pool area if the installation could be made so as not to damage the common area or void any warranties and upon resolution of all liability issues. The manager will send Mr. & Mrs. Hogan the contact information for Alan Smith Pools and have them contact them to inquire about the matter.

Mrs. Turk, the owner of 29311 Troon was present at the meeting to address the condition of a home and sidewalk located at the corner of Tierce and Troon. It was noted the association had addressed various maintenance issues at the home and would continue to do so. It was also noted that any pine needles on the sidewalk would be a city issue to address and not the association.

The Board reviewed an e-mail from Mr. Lockhart, the owner of 29702 Jarrett in which he was writing to address the placement of a sign in the yard at 29722 Jarrett.

The Board reviewed an e-mail from Mr. Larkin, the owner of 23482 Porter in which he noted he would be removing the trailer from his driveway as requested by the HOA.

The Board reviewed an email from Mr. Milenkovic of 29122 in which he was writing to request the association trim the Eucalyptus tree next to his home. It was noted the matter was referred to the Landscape Committee and the tree will be removed in the fall. Mr. Milenkovic was present at the meeting and discussed the matter with the Board.

The Board reviewed an e-mail from Mr. Allen, the owner of 29512 Sedgwick in which he was writing to address a possible view blockage issue caused by the owner of 29542 Colebrook.

The Board reviewed a series of e-mails from Mr. Voisin, the owner of 29721 Jarrett in which he was writing to address various issues related to the home at 29722 Jarrett. Mr. Voisin was present at the meeting and addressed his concerns with the Board.

Minutes & Financial Report

A motion was made by Mr. Clements, 2nd by Mrs. Matlock to approve the July 2015 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Clements, 2nd by Mr. Archuleta to approve the July 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 Alan Smith would soon complete the removal and replacement of certain sections of damaged concrete walkway at the clubhouse parking lot and the installation of the additional iron fencing above the entrance gate at the pool area.

It was noted Vasco Solar was working on a bid to add electric solar panels at the clubhouse roof.

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.

It was noted the committee and manager met with tree arborists to solicit bids for the 2015 common area tree trimming and removal. The bids were forthcoming.

Management Report

The manager updated the Board on the accounts receivable.

The Board reviewed the August 2015 Calendar.

Old Business

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

It was noted that Alan Smith's service people had cleaned the pool filters as approved.

New Business

Discussion was raised with regard to the problems created by short-term rentals. It was noted the city would be addressing the matter.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session to address collection issues and member discipline at 8:10 PM.

Submitted by:

Jack L. Williams
Acting Secretary