

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

November 10, 2015

Board Members Present

Derek Powell, Chris Archuleta, Robin Matlock and Marc Winer

Annual Election

It was noted there was not a quorum of owners present for the annual election. There being no other candidates running for the Board other than the incumbent members, a motion was made and 2nd to appoint the incumbent members to the Board for the next two years. All in favor, motion carried.

Call to Order

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

Homeowner Discussion

Ms. Turk, the owner of 29232 Tierce was present at the meeting to address concerns she had with the neighboring property owner who failed to remove the pine needles from her slope. It was noted the association had sent letters asking the owner to address the problem.

Mr. Thompson, the owner of 29181 Abotsinch was present at the meeting to ask about the heating of the pool. The Board informed Mr. Thompson that the gas was turned off due to the excessive cost to heat the pool using the gas heaters.

Ms. Schuten, the owner of 29112 Ridgeview was present at the meeting and asked about the time-frame for approval to build a 3' fence at the front of her property. The Board noted she should submit the application right away and that they would review the application right away.

Ms. Bruno, the owner of 29555 Kensington was present at the meeting.

The Board reviewed e-mails from Ms. Wyson, Mr. Thai and Mr. McClathcy.

Minutes & Financial Report

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

A motion was made by Mr. Powell, 2nd by Mr. Archuleta to approve the October 2015 financial statements as submitted. All in favor, motion carried.

Committee Reports

Architectural Committee

No report.

Facilities Committee

The Board reviewed bids for the removal of the carpet in the clubhouse and installing tile flooring. A motion was made by Mr. Archuleta, 2nd by Ms. Matlock to approve a contract not to exceed \$5,300 for the purchase and installation of the tile flooring. All in favor, motion carried.

The Board closed discussion on the proposed installation of solar energy panels on the clubhouse roof.

The manager provided documentation from the Orange County Health Department regulations on the requirements for daily testing of the pool and wader water. It was noted the County had not notified the association how they would enforce the new guidelines and the management was awaiting further instruction from them.

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.

The Board reviewed then tabled a bid proposal from The Soto Company for the installation of sod around the playground equipment. The matter will be placed on the next agenda for discussion.

It was noted the Harvest Landscape had started the annual tree trimming.

Management Report

The manager updated the Board on the accounts receivable. A motion was made by Mr. Powell, 2nd by Mr. Winer to lien CVH-044 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the November 2015 Calendar.

Old Business

None.

New Business

It was noted the December 2015 meeting would be cancelled.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session at 7:55 PM to discuss legal issues.

Submitted by:

Jack L. Williams
Acting Secretary