

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

February 9, 2016

Board Members Present

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

Call to Order

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

Homeowner Discussion

Mr. Thompson, the owner of 29181 Abotsinch was present at the meeting and submitted a Home Improvement application to add a wood fence at his property.

The Board reviewed an e-mail from Mr. Voisin, the owner of 29712 Jarrett in reference to an antenna installed at 29722 Jarrett. It was noted letters had been sent to the owner to remove or hide the antenna.

Mr. Cerneka, the owner of 29442 Troon was present at the meeting and asked about the severe trimming or a common area tree behind his home. It was noted the tree would not be addressed until next fall and that it would not be reduced as requested.

Minutes & Financial Report

A motion was made by Mr. Clements, 2nd by Mr. Archuleta to approve the January 2016 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Clements, 2nd by Mr. Archuleta to approve the January 2016 financial statements as submitted. All in favor, motion carried.

Committee Reports

Architectural Committee

No report.

Facilities Committee

It was noted blinds were replaced in the clubhouse and that a bid was coming to replace the front door on the clubhouse.

It was noted we needed to replace six tables to replace the one damaged during the recent wind storm. It was noted the pool area would remain closed until it could be verified that all of the table glass was removed from the deck and pool.

Mr. Powell noted there was a problem with the fob access system and that Hill's Brothers had been contacted to make repairs.

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 Harvest Landscape had completed additional tree trimming that was needed due to damage caused by recent winds. It was noted the association had Harvest remove a tree that was damaged and fell onto a home in an adjacent community. The Board noted they were not sure if the tree was actually on association property but had the work done in conjunction with other tree work that was needed.

The Board agreed to have a survey of the common area at the playground made to determine once and for all who owns the trees in the park area. A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve a survey subject to the information we would first attempt to retain from the City. All in favor, motion carried.

Management Report

The manager updated the Board on the accounts receivable. A motion was made by Mr. Powell, 2nd by Mr. Clements to lien CVH-275, CVH-308 and CVH-398 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the February 2016 Calendar.

Old Business

None.

New Business

A motion was made by Ms. Matlock, 2nd by Mr. Archuleta to change the late fee to 10% of the delinquent balance effective April 1, 2016. All in favor, motion carried.

A motion was made by Mr. Clements, 2nd by Mr. Archuleta to adopt a new fine policy of \$100 for the first fine, \$200 for the second fine and \$300 for the third and subsequent fines effective April 1, 2016. All in favor, motion carried.

A motion was made by Mr. Powell, 2nd by Mr. Clements to remove the bridge over the swale at the park area. All in favor, motion carried.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session at 8:10 PM to discuss legal issues.

Submitted by:

Jack L. Williams
Acting Secretary