

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

March 8, 2016

Board Members Present

Derek Powell, 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.

Mr. Sienbad, the owner of 29322 Troon was present at the meeting to discuss questions on his account and about the changes in the association's collection policy.

Mr. Johnson, the owner of 23501 Calverton was present at the meeting to address concerns he had with the home at 23511 Calverton. The Board noted that they had not approved the on-going modifications and that the home had been red-tagged by the City of Laguna Niguel.

Mr. Shapiro, the owner of 23522 Calverton was present at the meeting to address concerns he had with the home at 23511 Calverton. The Board noted that they had not approved the on-going modifications and that the home had been red-tagged by the City of Laguna Niguel.

Mr. Moshfeghi, the owner of 23511 Calverton was present at the meeting. The Board reminded Mr. Moshfeghi that the work underway at his home was not approved by the association and that he needed to make the requested changes to his plans and resubmit them to the Board for review. If the plans are submitted with the requested changes, the Board will approve the plans.

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

The Board reviewed correspondence from Mr. Toews, the owner of 29722 Jarret, from Ms. Bailen, the owner of 29462 Troon and from Mr. Namazi, the owner of 29726 Felton.

Minutes & Financial Report

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

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

The Board approved the purchase of two, (2) \$100,000 CD accounts for terms of 9 and 12 months.

Committee Reports

Architectural Committee

No report.

Facilities Committee

The Board reviewed and tabled a bid to replace the front door on the clubhouse. The bid will be revised to use a 7' tall door.

Discussion was held with regard to replacing the recently damaged glass tables in the pool area.

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 Harvest Landscape had completed the tree trimming.

Management Report

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

The Board reviewed the March 2016 Calendar.

Old Business

It was noted members of the Board and management met with a representative from the city to locate the property boundary lines at the park area. It was also noted the city would be sending additional maps of the area.

New Business

A motion was made by Mr. Clements, 2nd by Mr. Winer to approve the 2015 Annual Review from Robert Owens. All in favor, motion carried.

The manager provided information on the newly required Green Waste disposal requirements.

A motion was made by Mr. Powell, 2nd by Mr. Clements to approve a budget not to exceed \$6,500.00 for the slurry sealing and restriping of the clubhouse parking lot and the walking paths. All in favor, motion carried. It was noted the work would be done this summer when the weather was warmer.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session at 7:45 PM to discuss legal issues.

Submitted by:

Jack L. Williams
Acting Secretary