

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

April 12, 2016

Board Members Present

Derek Powell, Marc Winer and Chris Archuleta.

Call to Order

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

Homeowner Discussion

Mr. Roseman, the owner of 29292 Buckhaven was present at the meeting to address an issue with a tree growing in an adjacent neighbor's lot. Mr. Roseman noted concerns he had with the safety of the tree. The Board informed Mr. Roseman that they did not have the authority to force the owner to trim the tree but that they would have the manager send a letter to the owner asking them to address your concerns and arrange for or allow the tree to be trimmed. Mr. Roseman also noted he had problems with roots from a common area tree growing into his sewer line. The Board informed Mr. Roseman that the association was not responsible to pay for the cost of repairs.

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.

Mr. Shapiro, the owner of 23522 Calverton was present at the meeting to address concerns he had with the home at 23511 Calverton.

Ms. Bruno, the owner of 29555 Kensington was present at the meeting. Ms. Bruno addressed parking and maintenance issues.

Mr. Shariat, the owner of 23512 Calverton was present at the meeting and noted a possible architectural violation with a neighboring property. Mr. Powell noted he would inspect the address.

Mr. Malone, the owner of 29191 Kensington was present at the meeting to address multiple requests by the association to repaint the exterior of his home. Mr. Malone stated he needed additional time and agreed to have the painting completed by September 2016.

The Board reviewed correspondence from Mr. Hauptmann, the owner of 23512 Belmar in which he was writing to address concerns with the home at 23511 Calverton.

The Board reviewed correspondence from Mr. Namazi, the owner of 29726 Felton in which he was writing to address an issue with his account.

Minutes & Financial Report

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

The Board tabled the review and approval of the March 2016 financial statements.

A motion was made by Mr. Winer, 2nd by Mr. Powell to authorize the manager to purchase two, \$100,000 CD accounts. All in favor, motion carried.

Committee Reports

Architectural Committee

No report.

Facilities Committee

A motion was made by Mr. Powell, 2nd by Mr. Archuleta to approve a bid from Three Phase Electric to replace the spent lights in the clubhouse parking lot at a cost of \$1,195.00. All in favor, motion carried.

Communications Committee

No report.

Landscape Committee

The Board reviewed the monthly report from the Soto Company.

Management Report

The manager updated the Board on the accounts receivable.

The Board reviewed the April 2016 Calendar.

Old Business

It was noted we were awaiting information from the City of Laguna Niguel on the property boundary lines at the park area.

New Business

A motion was made by Mr. Winer, 2nd by Mr. Archuleta to approve the proposal from RDA to perform the annual update to the reserve study at a cost of \$695.00. All in favor, motion carried.

The Board approved a proposal to add the address numbers at the back of the lots at a cost of \$5.00 per location.

Adjournment

There being no further business before the Board, the meeting was adjourned into closed session at 7:40 PM to discuss legal issues.

Submitted by:

Jack L. Williams
Acting Secretary