

Crown Valley Highlands Community Association
Minutes for the meeting conducted on April 16, 2019
23372 Niguel Rd. Laguna Niguel, CA
Approved

BOARD MEMBERS PRESENT

Marc Winer, Kevin Kirk, and Derek Powell.

CALL TO ORDER-Architectural Session

The architectural session was called to order at 6:30 PM.

- 23261 Cheswald-Fence approved
- 29652 Kensington- Painting approved
- 29165 Abotsinch- Solar Approved
- 29231 Balloch- Solar approved.
- 29162 Balloch- side fence approved 5 foot.

Adjournment of Architectural Session -6:50pm

BOARD MEETING CALL TO ORDER by Director Winer-7:00pm

BOARD MEMBERS PRESENT

Marc Winer, Kevin Kirk and Derek Powell

MANAGEMENT PRESENT

Bonnie Atkinson, CACM with Huntington West Properties, Inc.

MINUTES & FINANCIAL REPORT

A motion was made by Director Kirk, 2nd to approve the March 19, 2019 minutes as submitted. Motion was 2nd by Director Powell. All in favor, motion carried.

A motion was made by Director Kirk, the March 19, 2019 Executive Session minutes as submitted. Motion was 2nd by Director Powell. All in favor, motion carried. Summary of minutes were in regards to legal action and pending IDR for parking of recreational vehicles in the community.

A motion was made by Director Kirk, 2nd by Director Powell to approve the February and March 2019 financial statements, pending final review by CPA. Current cash balance as of March 31, 2019 of \$1,083,279.84. All in favor, motion carried.

COMMITTEE REPORTS

Landscape- Director Matlock was not present at the meeting.

MANAGEMENT REPORT

Delinquent Accounts: The manager submitted the updated accounts receivable report. The manager will address delinquencies per the collection policy. No lien action at this time.

The Board reviewed the 2019 Calendar for the month of May 2019. A reserve study will be ordered for the 2020 budget.

The Board reviewed the inspection and work order logs. Multiple letters have gone out regarding slope maintenance.

BUSINESS

Discussion regarding holding an event at the pool area to increase member participation. Summer Kick off Event will be placed on the May agenda.

Three Phase Electric has not installed the irrigation pedestal that was approved. The manager will contact them and give a 30 day install deadline.

The Board reviewed bids for the addition of playground mulch from Soto Landscape and Dave Bang Associates. A motion was made by Director Kirk, 2nd by Director Powell to approve the bid from Dave Bang for 34 Cubic yards of mulch at a cost of \$2285.51. All in favor, motion carried.

HOMEOWNER DISCUSSION & CORRESPONDENCE REVIEW

296022 Colebrook (Rachel Van Stratton) has contacted the manager regarding her interest in being part of the landscape committee. This information will be shared with Director Matlock to join on a future landscape walk of the community.

29555 Kensington (Terri Bruno) stated she would like to schedule the annual garage sale for the community on June 8th. She will handle all the signage and send a flyer to the manager to share with owners via email and post a notice on the CVHCA website.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:35pm to enter executive session.

Secretary's Certificate:

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Bonnie Atkinson

Name, Secretary or Acting Secretary

May 21, 2019

Approved date