

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

November 16, 2021

Meeting was held in the community clubhouse

After a final attempt of the Annual Meeting

Approved

Quorum was not reached for the Annual Meeting. The existing Board will continue to serve.

BOARD MEMBERS PRESENT

Marc Winer, Chester Siembab, Derek Powell and David Thompson.

MANAGEMENT PRESENT

Bonnie Atkinson, CACM with Huntington West Properties, Inc.

CALL TO ORDER:

7:05pm by Director Winer

The Board reviewed the letter of resignation received from board member, Kevin Kirk. The Board will consider an additional board member at the January 18, 2022 meeting.

Officer appointments for the 2021-22 year, appointed unanimously by Board members present:

President: Marc Winer

Vice President: Derek Powell

Treasurer: David Thompson

Secretary: Chester Siembab

Architectural-Approved by Board

29202 Balloch- Roof replacements

23522 Calverton Circle- Wood repair and painting

HOMEOWNER SESSION

The Board reviewed the correspondence. No further action.

MINUTES & FINANCIAL REPORT

A motion was made by Director Powell, 2nd by Director Thompson to approve the October 19, 2021 meeting minutes. All in favor, Motion carried.

The Board reviewed the current financial statements for the months of October 2021. A motion was made by Director Winer, 2nd by Director Thompson, to approve the financial statements, pending final review by CPA. Current cash balance as of 10/31/21 was 1,229,938.87.

All in favor, motion carried.

CD Investment: A CD for 200K has matured at Wells Fargo Advisors. A motion was made by Director Winer, 2nd by Director Thompson, to purchase a 1 year CD in the amount of 200K at the best rate possible. All in favor, motion carried.

COMMITTEE REPORTS

Landscape

The new Coral tree planting still does not appear to be flourishing. The landscape chairman will review the area and speak with Joe of Soto Landscape regarding this.

The annual tree trimming by Harvest Landscape will begin in early December.

Facilities & Clubhouse

No report needed- Cameras are still tabled

MANAGEMENT REPORT

- The Board reviewed the 2021 Calendar for the month. There will be no meeting in December.
- The Board reviewed the inspection and Workorder logs.
- The delinquency report was reviewed by the Board. Owners that are more than 60 days have had their fob use privileges suspended.

BUSINESS

The Board reviewed the legal opinion regarding SB9 & 10 that refers to allowing two full size family homes on a lot. While ADU (Accessory Dwelling Units or granny flats) are permitted, the Association CC&R's state the lots are single family lots and cannot be divided for separate interest. CVHCA will be exempt for this senate bill.

Discussion regarding the overgrown area behind the Lochlomon homes that is not part of the CVHCA community. This manager has received numerous letters of concern regarding the property. Director Winer will meet with Erich from the City of Laguna Niguel Code Enforcement for direction on what entity owns the property. The manager will send a letter once advised.

The Board reviewed the Landscape Water Use Survey from Moulton Niguel Water District. This will be considered in the Spring of 2022 for implementation. A copy of the report will be given to the Landscape Chairperson.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 8:05PM

The next meeting is January 18, 2021 and will be held at the clubhouse.

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

January 18, 2022
Approved date