

Crown Valley Highlands Community Association
DRAFT Minutes for the meeting conducted on
October 19, 2021
Zoom.us Meeting ID 896 9500 8499

BOARD MEMBERS PRESENT

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

Absent: Kevin Kirk

MANAGEMENT PRESENT

Bonnie Atkinson, CACM with Huntington West Properties, Inc.

CALL TO ORDER:

7:00pm by Director Winer

Architectural-Approved by Board

29202 Balloch- Solar approved for roof

29742 Felton Drive- Roof replacement

HOMEOWNER SESSION

The owner of 29642 Ellendale was present to discuss a large tree that had fallen on her garage. The tree was found to be on her property and she will follow through with her insurance agent.

MINUTES & FINANCIAL REPORT

A motion was made by Director Thompson, 2nd by Director Siembab to approve the September 21, 2021 meeting minutes. All in favor, Motion carried.

The Board reviewed the current financial statements for the months of August and September 2021. A motion was made by Director Siembab, 2nd by Director Thompson, to approve the financial statements, pending final review by CPA. Current cash balance as of 9/30/21 was 1,184,466.85. Director Powell abstained. Majority in favor, motion carried.

CD Investment: No action needed at this time.

COMMITTEE REPORTS

Landscape

The new Coral tree planting looks dry and the plants do not seem to be thriving. The manager will contact Soto Landscape to inspect the irrigation and the plants.

Facilities & Clubhouse

No report needed

MANAGEMENT REPORT

- The Board reviewed the 2021 Calendar for the month. No action needed
- 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 bids for 2021 tax preparation options by CPA, Robert Owens. A motion was made by Director Winer to approve the bid for tax and audit at a cost of \$1400.00. Motion was 2nd by Director Powell. All in favor, Motion carried.

The Board reviewed the final budget for the fiscal year 2022. There will be no increase in dues for the coming fiscal year due to the recently complete reserve study showing the association funded at a healthy 97%. The dues will remain at \$250.00 per quarter. A motion was made by Director Winer to approve the budget as presented. Motion was 2nd by Director Siembab. All in favor, Motion carried.

ADJOURNMENT

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

The next meeting is November 16, 2021 and will be held at the clubhouse, following the annual meeting.

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

Approved date