

Crown Valley Highlands Community Association
Minutes for the meeting conducted on
January 18, 2022 at 7:00PM
Meeting held at the Clubhouse-23372 Niguel Road, Laguna Niguel
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

Appointment of Officer

A motion was made by Director Winer to appoint Christopher Archuleta to serve in the vacancy on the board due to the resignation of Kevin Kirk. The motion was 2nd by Director Thompson. All in favor, Motion carried.

Architectural-Approved by Board

- 29702 Preston -Wood repair/ paint and landscape.
- 29312 Troon St- Solar installment on Roof.
- 29192 Abotsinch-Artificial turf and planting.
- 29602 Colebrook-Solar installment on roof and window replacement.
- 29712 Felton Drive-front landscape, gates and fence replacement and painting.

HOMEOWNER SESSION

The Board reviewed the letter from an owner on Belmar Drive regarding an emotional support dog at the pool. The manager will check with civil code and respond to the owner.

MINUTES & FINANCIAL REPORT

A motion was made by Director Powell, 2nd by Director Thompson to approve the November 16, 2021 meeting minutes. Director Archuleta abstained. Majority in favor, Motion carried.

NOTE: there was no meeting in the month of December.

The Board reviewed the current financial statements for the months of November and December 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 12/31/21 was 1,216,618.36. All in favor, motion carried.

CD Investment review – no action needed

MANAGEMENT REPORT

- The Board reviewed the 2022 Calendar for the month.
- 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. No further action taken.

BUSINESS

Facilities & Clubhouse

The bids for surveillance cameras at the pool were reviewed. The Board requested that the representative for Fenix Security Solutions attend the February 15th meeting.

The Board reviewed and denied a bid from Hills Bros. to add a keep fob system at the bathroom pool doors.

Landscape-Tree Vandalism and Arborist report

The Board reviewed the report submitted by Dave Ramos, Arborist for Harvest Landscape.

“Regarding the 3 trees that were vandalized on the slope above the clubhouse facing Niguel Road. The tree were damaged by bark saw cutting and nails driven into the bark in a deliberate attempt to kill the tree. Per the arborist report the wounds that penetrate the bark will damage the cambium layer, a thin layer of vascular tissue, which is vital to the movement of water and nutrients. If less than 25% of the bark around the trunk has been damaged, the tree will probably recover. If a tree is injured, and the tissue isn’t repaired, it will compartmentalize or “wall off” the damaged tissue. Then, it will continue generating new tissue. I do not see any crown death at the time of inspection he will continue to monitored the three trees for any ongoing health problems.”

Discussion regarding a slope policy for the community that will give owners more guidance on what is needed to properly maintain their slopes to a standard that reflects well on the community. The manager will have something for the February meeting.

Update: Overgrown area behind the Lochlomon homes

The Board reviewed the letter sent to Seabreeze Property Management for Hillcrest Village Homes as well as The Toll Bros., who recently purchased the land in a bundled land purchase. There has been no response from either party regarding this. The Board requested that the manager send a stronger letter to Toll Bros. and place on the agenda for the February meeting.

The Board reviewed the civil code changes for 2022. The Board asked that the manager contact legal counsel regarding vote by acclamation and can handle the election since that will likely be the path for the 2022 election. This will be re-visited at the February 15th meeting.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 7:55PM

The next meeting is February 15, 2022 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

February 15, 2022
Approved date