

**Crown Valley Highlands Community Association**  
Minutes for the meeting conducted on  
March 15, 2022 at 7:00PM  
Meeting held at the Clubhouse-23372 Niguel Road, Laguna Niguel

**BOARD MEMBERS PRESENT**

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

**MANAGEMENT PRESENT**

Bonnie Atkinson, CACM with Huntington West Properties, Inc.

**CALL TO ORDER:**

7:00pm by Director Winer

**Architectural-Approved by Board**

- 29381 Troon St-Remodel – Addition approved, however owner will file landscape and paint colors on a future architectural request.
- 29182 Abotsinch -landscape, paint garage door
- 29132 Ridgeview- Exterior painting and door replacement
- 29031 Ridgeview- Fence Replacement
- 29611 Preston-fence replacement
- 29411 Thackery Solar

**HOMEOWNER SESSION**

Homeowners were present to discuss the procedure for emailing the community as a whole and the recent slope policy concerns.

Discussion regarding the recent thefts of two homes in the community.

**MINUTES & FINANCIAL REPORT**

A motion was made by Director Siembab, 2<sup>nd</sup> by Director Thompson to approve the February 15, 2022, meeting minutes. All in favor, Motion carried.

The Board reviewed the current financial statements for the month of February 2022. A motion was made by Director Thompson, 2<sup>nd</sup> by Director Siembab, to approve the financial statements, pending final review by CPA. Current cash balance as of 2/28/22 was noted at \$1,209,605.26.

All in favor, motion carried.

CD Investment review- A CD's for \$200,000.00 will be maturing and will be invested for a period of 9 months to add back into the investment ladder. A motion was made by Director Thompson, 2<sup>nd</sup> by Director Siembab. All in favor, motion carried.

**MANAGEMENT REPORT**

The Board reviewed the 2022 Calendar for the month. No action needed.

The Board reviewed the inspection and Workorder logs. No action needed.

The delinquency report was reviewed by the Board. There are currently 6 accounts in pre-lien action with Capital Assessments for failure to pay their assessments.

**BUSINESS**

Internet Cancellation

The Board agreed that the internet at the pool was no longer needed. The cost is \$208.65 monthly. The manager will contact AT&T to cancel the service but will keep the phone line at a cost of \$118.43 as this is needed for the fob system.

Facilities & Clubhouse

David with Fenix Security Solutions was present to give a presentation on the bid presented to the Board.

Slope Policy

The Board made a final review of the draft slope policy that was mailed to owners of February 18, 2022. A motion was made by Director Powell, 2<sup>nd</sup> by Director Siembab to approve the policy as submitted. All in favor, Motion carried.

Overgrown area behind the Lochlomon homes

Legal is now working on this concern. Clarification of ownership of the piece of land is in process.

2022 Revised Election Rules

The Board reviewed the revised 2022 election rules that were mailed to owners of February 18, 2022. A motion was made by Director Thompson, 2<sup>nd</sup> by Director Siembab to approve the policy as submitted. All in favor, Motion carried.

Camera System upgrade

The presented bid from Fenix Security Solutions reviewed, Total installed cost is \$7051.68 for replacement of current cameras, adding 3 additional cameras for a total of 11 cameras for the pool, parking and pickle ball area, 8TB hard drive, new system and monitor. Training for new system is included and there is a 2 year warranty on the system and cameras. A motion was made by Director Archuleta, 2<sup>nd</sup> by Director Siembab to approve. All in favor, Motion carried.

The manager requested that the Board not meet in the month of May to allow her to go on a vacation during that time. The Board agreed they would not hold a May meeting to accommodate the manager.

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:50 PM

The next meeting is April 19, 2022 and will be held at the clubhouse. There will not be a meeting in the month of May

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*

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Name, Secretary or Acting Secretary

April 19, 2022  
Approved date