

Crown Valley Highlands Community Association
Minutes for the meeting conducted on
April 19, 2022 at 7:00PM
Meeting held at the Clubhouse-23372 Niguel Road, Laguna Niguel
Approved

BOARD MEMBERS PRESENT

Marc Winer, Chester Siembab, Derek Powell, and David Thompson.
Absent: Chris Archuleta.

MANAGEMENT PRESENT

Bonnie Atkinson, CACM with Huntington West Properties, Inc.

CALL TO ORDER:

7:00pm by Director Winer

Architectural-Approved by Board

- 29332 Tierre-Remodel of home
- 29402 Troon- Painting of home exterior
- 29392 Troon- Painting of home exterior
- 23281 Cheswald-Front fence replacement
- 29681 Preston- Front hardscape, fence and gate
- 29661 Preston-Rear fence replacement and extension of fence

HOMEOWNER SESSION

Homeowners were present to discuss community concerns and tree concerns
Discussion regarding the overgrown Lochlmond area that is owned by a neighboring association

MINUTES & FINANCIAL REPORT

A motion was made by Director Siembab, 2nd by Director Powell to approve the March 15, 2022, meeting minutes. All in favor, Motion carried.

The Board reviewed the current financial statements for the month of March 2022. A motion was made by Director Powell, 2nd by Director Siembab, to approve the financial statements, pending final review by CPA. Current cash balance as of 3/31/22 was noted at \$1,214,142.91.

All in favor, motion carried.

CD Investment review- All is invested at this time. Next renewal will be in August 2022.

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.

BUSINESS

Internet Cancellation update

The manager contacted AT&T to cancel the internet service. The phone line for the gate systems will be billed at a cost of \$80.00 per month.

Facilities & Clubhouse

12 tan colored commercial pool umbrellas will be ordered for the pool area from Seabreeze Patio Furniture.

The delinquency report was reviewed by the Board. There are currently 14 accounts in arrears. The manager will proceed on pre-liens on all account in arrears past 60 days with Capital A motion was made by Director Siembab, 2nd by Director Winer to move forward with lien approval with Capital Assessment on the following accounts. All in favor, motion carried.

- Parcel ID 65512110 on Abistonch St.
- Parcel ID 65509208 on Tierce St.

Overgrown area behind the Lochlomon homes

According to legal counsel, the area is owned by Hillcrest Village Association, and not Toll Bros. as previously suspected. Hillcrest tried to deed the land to Toll Bros. but they rejected it. The manager sent a letter Seabreeze Management, who manages the community. A response has not been received.

Camera System upgrade

The manager reported that she has not been able to reach the owner of Fenix Security Solutions regarding the bid approval. Last time she spoke to him was 3 weeks ago and he was leaving the country on a 2 week vacation with his wife and he has not returned any calls since then.

ADJOURNMENT

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

The next meeting is June 21, 2022 and will be held at the clubhouse. There will not be a meeting in the month of May due to the manager's vacation.

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

June 21, 2022

Name, Secretary or Acting Secretary

Approved date