

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

May 18, 2021

Approved

The meeting was held in the clubhouse, 23372 Niguel Road, Laguna Niguel

BOARD MEMBERS PRESENT

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

MANAGEMENT PRESENT

Bonnie Atkinson, CACM with Huntington West Properties, Inc.

CALL TO ORDER:

7:23pm by Director Winer

John Felder from Seebreeze Management was present to request the use of the CVHCA parking area for a fundraiser event for his community. This will be discussed in the business session of the meeting by the Board and the manager will render a response.

Architectural-Approved by Board

23501 Lochlmond- Installment of solar on the roof of the home.

29792 Preston Drive-Installment of a 3 foot fence around the property edge at street level.

Fence to match existing style of fence.

HOMEOWNER SESSION

The Board listened to recommendations by an owner present regarding program to involve the community in gathering, BBQ's, movies in the park, as well as other considerations.

Owner present stated that the Vista Paint store has outdated books for approved paint colors for the community that is confusing to owners seeking the correct paint colors. The manager will visit the store and have the old book removed.

MINUTES & FINANCIAL REPORT

A motion was made by Director Kirk, 2nd by Director Thompson to approve the April 20, 2021 meeting minutes. All in favor, Motion carried.

A motion was made by Director Kirk, 2nd by Director Siembab to approve the April 20, 2021 executive session meeting minutes. All in favor, Motion carried.

The Board reviewed the current financial statements for the month of April 2021. A motion was made by Director Kirk, 2nd by Director Siembab to approve the financial statements, pending final review by CPA. Current cash balance as of 4/30/21 was 1,191,324.19. All in favor, motion carried.

COMMITTEE REPORTS

Landscape

The manager will be scheduling a landscape walk in June with Soto Landscape and the committee to address the corner of Highland and Niguel where the Coral tree was removed.

Facilities & Clubhouse

The Board reviewed the facility reserve spending report from the manager regarding updates on current project. The remaining projects are the installment of the basketball court and painting of the court as well as the parking area pole replacement.

The GFCI for the BBQ is still in need of repair. The manager will contact Wet Willy’s on this.

MANAGEMENT REPORT

The Board reviewed the 2021 Calendar for the month.

The Board reviewed the inspection and Workorder logs.

The delinquency report was reviewed by the Board. No further action at this time.

BUSINESS

The manager reported that she has spoken with a representative for SCE and they will be removing the pedestal and meter on Highland within the next four weeks.

Solar consideration- After reviewing the bid for solar and the costs for implementation, the Board agreed not to pursue further investigation.

The Board discussed the request to use the parking area for a fundraising event from a neighboring community. The Board agreed that the parking area lacked sufficient space to hold a large event and that such event would limit use of the facility by the CVHCA community. The manager will recommend that they find another venue for the fundraiser.

ADJOURNMENT

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

The next meeting is June 15, 2021. This will be held in the clubhouse with protocols in place.

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

June 15, 2021
Approved date