

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

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT/EXCUSED

Excused: Chris Archuleta

Absent:

MANAGEMENT PRESENT

Andrew Marques with Huntington West Properties, Inc.

CALL TO ORDER:

7:00pm by Director Winer

Architectural Approved by Board

- 29162 Abotsinch Street - installation of new asphalt shingle roof - Approved
- 29332 Tierce Street – provided additional plans per conditional approval request – Approved
- 29381 Troon Street – home remodel adding bedroom. No exterior work - Approved

HOMEOWNER SESSION

Homeowner on Kensington Drive addressed the Board with a concern of more lighting in the common area walking pathways and clubhouse area driveway.

MINUTES

A motion was made by Director Thompson, 2nd by Director Seimbab to approve the September 20, 2022, minutes. Director Archuleta abstained due to absence. Majority in favor, Motion carried.

A motion was made by Director Powell, 2nd by Director Thompson to approve the September 20, 2022, executive minutes. Director Archuleta abstained due to absence. Majority in favor, Motion carried.

FINANCIAL REPORT

The Board reviewed the current financial statements for the month of September 2022. A motion was made by Director Powell, 2nd by Director Seimbab, to approve the financial statements, pending final review by CPA. Current cash balance as of 9/30/2022 was \$1,264,492.14. 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.

Management informed the Board that they were experiencing difficulties in getting 3 Blind Mice to submit their paperwork including their insurance policy. This is delaying the signing of the approved contract for them to supply and install the new blinds in the clubhouse.

Management presented the Board with a brochure for 2 additional park benches with cost. The Board directed that the purchase of park benches be tabled.

Management informed the Board that they had received an additional invoice of \$500.00 from Soto Landscaping for the processing of documentation related to the turf rebate program. This amount is above the already approved \$75,000. Management was directed to pay the additional invoice

Management presented a proposal from Concrete Hazard Solutions to complete trip hazard grinding at 46 sites for a total of \$2,985.00, concrete crack repair 501 linear feet and patching at 5 sites for a total of \$4,890.00 and a concrete remove and replace option at 4 sites for the sum of \$6,690.00. A motion was made by Director Seimbab to approve the concrete grinding 2nd by Director Powell. All in favor motion carried.

The Board reviewed the Landscape report submitted by Soto Landscaping and the Landscape Committee.

Facilities & Clubhouse

Reynold Termite Control who is on the vendor list with management have agreed to coordinate the approved termite treatment with Director Powell. The fumigation of the clubhouse is scheduled for November 1st to November 7th, 2022.

The two new 24 X 36 pool signs that were ordered were delivered to Director Siembab. He installed the signs at the pool area.

Management informed the Board that the two fire extinguishers at the clubhouse were due for a 6-year tear down inspection management was directed to have it taken care of.

Management informed the Board that it was noted that there is some broken furniture at the pool area deck. Management was informed that the furniture would be removed by Soto Landscaping on the issuance of a work order

Old Business:

Management was directed to check with HOA Election Professionals about the cut off date for nominations as it relates to the actual annual election day.

The Board approved the proposal from Colts for the annual tree trimming. A motion to the effect was made by Director Powell and 2nd by Director Seimbab. All in favor motion carried. Management will get the start date of the tree trimming project.

Violation Report:

The Board reviewed the violation report, and it was noted that the house with the junk in the front yard at 29391 Cheswald Drive was cleaned up.

The Board reviewed the violation letter sent to the owners at 29771 Preston Drive regarding their failure to maintain their back slope. Management stated the situation has not changed.

Accounts Receivable Review

The delinquency report was reviewed by the Board. Management will send the appropriate collection letters.

ADJOURNMENT

There being no further business before the Board, a motion to adjourn the meeting was made by Director Siembab motion was 2nd by Director Thompson. The meeting was adjourned at 7:55pm

The next meeting is January 17th,2023 and will be held at the clubhouse at 7pm.

Secretary's Certificate:

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Name, Secretary or Acting Secretary

Approved date