

Crown Valley Highlands Community Association

Minutes for the meeting conducted on
April 10, 2012

Board Members Present

Marc Winer, Chris Archuleta, Robin Matlock, Woody Clements and Derek Powell.

Call to Order

The meeting was called to order at 7:00 PM.

Homeowner Discussion

Ms. Nelson of 29422 Troon was present at the meeting. Ms. Nelson informed the Board that she wanted to draft newsletter articles and have additional information posted on the association's web-site. Ms. Nelson suggested the Board establish a Property Maintenance Committee.

Ms. Bruno of 29555 Kensington was present at the meeting. Ms. Bruno raised issues on architectural violations on certain homes within the community.

It was noted that the No Trespassing signs in the HOA parks needed to be replaced.

Ms. Blasingham of 29112 Ridgeview was present at the meeting to submit a Home Improvement application.

Ms. Retz of 29642 Ellendale was present at the meeting to address the trimming of the pine trees alongside her home. Ms. Retz provided documents from the City that showed the trees actually belong to the neighbor next to her home. A letter will be sent to that owner asking him to trim the trees.

The Board reviewed e-mails from Ms. Retz, Ms. Bruno, Mr. Cooper and Ms. Nelson.

Committee Reports

Architectural Committee

It was noted that notice the committee and manager performed an inspection of the community prior to tonight's meeting.

Communications Committee

No report.

Landscape Committee

Ms. Matlock updated the Board on the new planting.

It was noted that the tree trimming was completed.

It was noted that Soto Landscape was well underway in the turf-removal and replanting project. The Board asked the manager to have Soto increase the number of maintenance staff to expedite and complete the project.

Pool Committee

It was noted that Wet Willy'z Pool Service had not drafted the plans for a chain-link enclosure and for a block wall enclosure.

Facilities Committee

It was noted that temporary lights had been installed at the pool area pole lighting. The new fixtures are on order and will be installed asap.

The Board reviewed a revised bid from A-1 Fence for the removal of the wrought iron fence and replacing it with vinyl coated, 1" chain link. It was noted more bids were forthcoming.

It was noted that the Board had installed the new pool furniture as approved.

It was noted that the pool fence at the back side of the wader area had been re-staked and secured.

The Board tabled a bid from El Camino Paving for slurry.

Minutes & Financial Report

A motion was made by Mr. Clements, 2nd by Mr. Powell to approve the March 2012 meeting minutes as submitted. Mr. Clements abstained, all others in favor, motion carried.

A motion was made by Mr. Clements, 2nd by Mr. Powell to approve the March 2012 financial statements as submitted, subject to review by the association's CPA. All in favor, motion carried.

Management Report

The manager updated the Board on the accounts receivable.

The Board reviewed the annual calendar report for April 2012.

It was noted the Clubhouse Rental Application had been changed as requested.

Adjournment

There being no further business before the owners in open session, the meeting was adjourned at 8:35 PM.

Submitted by:

Jack L. Williams
Acting Secretary