

Crown Valley Highlands Community Association

Minutes for the meeting conducted on
June 12, 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

Mr. Milenkovic of 29122 Kensington was present at the meeting. Mr. Milenkovic stated he was opposed to the recent landscape changes made to the common area next to his home. The Board noted that they made the changes to save money and qualify for a rebate program with the MNWD. Mr. Milenkovic also submitted a series of e-mails to the Board.

Mary Jo Pelton of 29432 Troon was present at the meeting and asked about the recent landscape changes. Ms. Pelton asked why she was not aware of the changes. It was noted that the matter had been discussed by the Board in the open session meetings for the past five months. Ms. Pelton asked about the association's use of cameras in the pool area. It was noted that the cameras are located only in public areas. It was also noted that there is no direct feed of the cameras to the Board members homes. Ms. Pelton asked if property inspections were being done and it was noted that the manager and Architectural Committee perform inspection of the entire community on at least a once a month basis. Ms. Pelton noted that the weeds were growing tall in the hill behind her home. It was noted that a work order would be issued to clear the weeds.

Mr. Meihaus of 29212 Tierce was present at the meeting to discuss the planting of three trees in the common area near his property. It was noted that the trees in question had been planted approximately 5 years ago. It was also noted by reviewing photos taken of the trees early in the day that they did not block the view from his lot.

Mr. Anderson of 29652 Colebrook was present at the meeting to discuss the recent landscape renovation project.

Committee Reports

Architectural Committee

It was noted that notice the committee and manager will perform the monthly inspection this coming Friday.

Communications Committee

It was noted that the new web-site was operational.

Facilities Committee

The Board tabled the review of the bids to remove the existing iron fencing around the pool area and replacing it with vinyl coated, 1" chain link.

It was noted that the efforts were made to stop unauthorized swim lesson in the common area pool.

Landscape Committee

Ms. Matlock updated the Board on the new planting as part of the turf removal program. It was noted that the MNWD had already paid out over \$22,000 in rebate money to the association.

The Board reviewed the monthly report from the Soto Company.

Minutes & Financial Report

A motion was made by Mr. Clements, 2nd by Mr. Powell to approve the May 2012 meeting minutes as submitted. All in favor, motion carried.

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

The Board asked the manager to verify that Wells Fargo will not be charging the proposed fees as noted in the most recent bank statement.

Management Report

The manager updated the Board on the accounts receivable. A motion was made by Mr. Powell, 2nd by Mr. Clements to approve filing liens against CVH-035, CVH-045, CVH-116, CVH-299 and CVH-304 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the annual calendar report for June 2012.

New Business

The manager will arrange for a special dump pick-up of damaged furniture from the pool area. The association will use Soto Landscape.

Discussion will be placed on the next agenda to install a horse-shoe pit in the common area park and to renovate the volleyball court area.

Adjournment

There being no further business before the owners in open session, the meeting was adjourned at 8:15 PM.

Submitted by:

Jack L. Williams
Acting Secretary