

Crown Valley Highlands Community Association

Minutes for the meeting conducted on
July 10, 2012

Board Members Present

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

Call to Order

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

Homeowner Discussion

Mary Jo Pelton of 29432 Troon was present at the meeting. Ms. Pelton noted she had checked the use of cameras in the pool area by the association and stated they were in compliance with the law. Ms. Pelton asked the Board limit the access to the camera system video. The Board noted they would put the matter on the agenda for the next meeting. Ms. Pelton addressed various architectural and landscape issues.

Ms. Bailen of 29462 Troon was present at the meeting to address questions she had about the association.

Mr. Milenkovic of 29122 Kensington was present at the meeting. Mr. Milenkovic asked the Board to give him a letter detailing the recent changes to the common area landscaping next to his home. The Board noted that they would not provide a letter as requested. Mr. Milenkovic asked the Board to provide him with details about his property line. The Board informed Mr. Milenkovic that he could go to the city or higher a surveyor to get that information.

Ms. Bruno of 29555 Kensington was present at the meeting and addressed the new web page and maintenance items at the clubhouse area.

The Board reviewed various e-mails sent from owners.

Committee Reports

Architectural Committee

It was noted that notice the committee and manager had performed the monthly inspection prior to the meeting.

Discussion was held with regard to recent approvals for the installation of solar panels on the homes. The Board discussed the protocol for the approval and discussed the provisions afforded by the California Civil Code.

The Board reviewed a Home Improvement application from 29342 Buckhaven for the replacement of the balcony deck at the front of the home. It was noted that the owner did not need approval to repair and replace the balcony so long as it was done to the original specification.

The Board approved a request to repaint the exterior of the home at 29542 Sedgwick.

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. The Board did note that they were considering adding plant material around the existing fencing in lieu of removal and replacement.

Landscape Committee

Ms. Matlock updated the Board on the efforts of the committee.

The Board reviewed the monthly report from the Soto Company.

Minutes & Financial Report

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

A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve the June 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. A motion was made by Mr. Powell, 2nd by Ms. Matlock to lien CVH-299 and CVH-304 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the annual calendar report for July 2012.

Adjournment

There being no further business before the owners in open session, the meeting was adjourned into closed session at 8:20 PM to discuss an incident of recent vandalism to the common area by a resident.

Submitted by:

Jack L. Williams
Acting Secretary