

Crown Valley Highlands Community Association

Minutes for the meeting conducted on
November 13, 2012

Board Members Present

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

Annual Meeting and Election

This being the rescheduled annual meeting, it was noted that a quorum had been achieved and the annual meeting and election was conducted.

As a result of the voting, Mr. Winer and Mr. Archuleta were elected to the Board for the next two years.

A motion was made and 2nd to approve the IRS resolution that would allow the association to transfer any earnings net of reserves into the reserve accounts at the end of the fiscal year. All in favor, motion carried.

Call to Order

The monthly meeting was called to order at 7:15 PM.

Election of Board Officers

Motions were made and 2nd to appoint the following Board Members to serve in the stated capacities: (President, Marc Winer), (Vice President, Derek Powell), (Secretary, Robin Matlock) and (Treasurer, Woody Clements). All in favor, motion carried.

Homeowner Discussion

Ms. Pelton of 29432 Troon was present at the meeting and inquired about the pool temperature, about lighting at the walkway entrance, the planting of the Colebrook hill and the status of the replacement of the pool fence.

Ms. Bruno of 29555 Kensington was present at the meeting. Ms. Bruno asked about construction underway at the church on Kensington. Ms. Bruno also asked about the cleaning of the v-ditches at the owner's slopes.

Committee Reports

Architectural Committee

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

It was noted that Mr. Archuleta would serve as the Chairperson for the Architectural Committee.

Communications Committee

No report.

Facilities Committee

It was noted that the Bocce Ball court had been installed inside the pool area.

The Board discussed the bid from Seabreeze Pool Furniture for the purchase of new and refurbishing of some of the pool furniture. A motion was made by Mr. Powell 2nd by Mr. Archuleta to approve to a budget of \$15,000.00. All in favor, motion carried. A final count will be made in December and the contract revised accordingly. The approved colors will be (Frame, white), (Straps, Sand) and (Accent strap, Saddle).

Discussion was tabled with regard to the pool fencing pending a sample of vinyl coated chain link.

A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve the bid from Hill's Brothers for the installation of a license plate camera at the clubhouse entrance. All in favor, motion carried.

The Board approved a bid from Three Phase Electric to replace the covers and repair the lights on the fixtures at the block wall located at the entrance to the pool area at a cost of \$810.00. The motion was made by Mr. Clements, 2nd by Ms. Matlock with all in favor. Mr. Clements will check to see if there is power at the fixtures and notify the manager if there is. If there is no power, the approval will be revoked and simple covers will be installed at the fixture locations on the wall.

Landscape Committee

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

The Board reviewed the monthly report from the Soto Company.

The Board reviewed tree trimming bids from RGS and from Harvest Landscape. A motion was made by Ms. Matlock, 2nd by Mr. Powell to approve the bid from RGS at a cost of \$9,800.00. All in favor, motion carried.

Minutes & Financial Report

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

A motion was made by Mr. Clements, 2nd by Mr. Powell to approve the October 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 Mr. Clements to lien CVH-101 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the annual calendar report for November 2012.

Adjournment

There being no further business before the owners in open session, the meeting was adjourned at 8:05 PM.

Submitted by:

Jack L. Williams
Acting Secretary