

# **Crown Valley Highlands Community Association**

Minutes for the meeting conducted on  
**January 8, 2013**

## **Board Members Present**

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

## **Call to Order**

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

## **Homeowner Discussion**

Ms. Pelton of 29432 Troon was present at the meeting and noted she had determined the pool temperature should be maintained between 78 and 80 degrees. It was noted that the cost to heat the pool to that temperature was too costly and the pool heater had been turned off for the winter. Ms. Pelton provided information on solar lighting that could be installed at the entrance to the clubhouse parking lot. Ms. Pelton also asked about the planting of the slope area above Colebrook. It was noted the work would resume in the next few days. Ms. Pelton asked about the possibility of the association installing straw barriers along the base of the slope areas along Niguel Road. It was noted those slope areas did not belong to the association.

Mr. Toews of 29722 Jarrett was present at the meeting.

Ms. Olson of 29692 Felton was present at the meeting.

Ms. Andrejko of 23492 Belmar was present at the meeting and asked for clarification on 2<sup>nd</sup> story additions on attached homes. The manager provided the association's guidelines on the matter. Ms. Andrejko asked about tree maintenance and noted she has some problems with a neighbors trees.

Mr. Alberga of 29586 Colebrook was present at the meeting and noted he was having issues with the maintenance of a slope between a neighbors property. The Board suggested he contact the other owner and discuss the matter further.

## **Committee Reports**

### **Architectural Committee**

Mr. Archuleta and Mr. Powell updated the Board on the committee efforts.

### **Communications Committee**

No report.

### **Facilities Committee**

The Board approved the purchase of 40 new lounges and chair from Seabreeze Pool Furniture. The approved colors will be (Frame, white), (Straps, Sand) and (Accent strap, Saddle).

Discussion was tabled with regard to the pool fencing. A sample of vinyl coated chain link was provided for review.

### **Landscape Committee**

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

The Board reviewed the monthly report from the Soto Company.

It was noted that RGS would start and complete the approved tree work this month.

It was noted that Soto Landscape was submitting bids for the concrete repairs and that additional bids would be obtained.

**Minutes & Financial Report**

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

A motion was made by Mr. Powell, 2<sup>nd</sup> by Mr. Archuleta to approve the December 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 January 2013.

**Adjournment**

There being no further business before the owners in open session, the meeting was adjourned into closed session to discuss matters of delinquencies at 8:10 PM.

Submitted by:

Jack L. Williams  
Acting Secretary