

# **Crown Valley Highlands Community Association**

Minutes for the meeting conducted on  
**February 12, 2013**

## **Board Members Present**

Marc Winer, Woody Clements, Derek Powell 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 the city would be performing repairs on Kensington Street this coming summer. Ms. Pelton also asked about the status of the planting of the slope area above Colebrook, noted there was a dead pine tree at the end of Troon, asked about the bid for the installation of a light at the clubhouse parking lot and asked about the installation of a monument sign in the complex. It was noted the planting of the slope above Colebrook was underway, that a work order would be issued to address the dead Pine tree at Troon, that the Board would be discussing the clubhouse parking lot light issue and that the discussion on a monument sign could be reconsidered. Ms. Bruno had offered to look into locations where the sign could be installed.

Ms. Bruno of 29555 Kensington was present at the meeting.

The Board reviewed an e-mail from Mr. Chessani, the owner of 29472 Troon in which he requested the Board sell him the portion of common area next to his home. The Board noted they did not have the authority to make a sale of common area.

## **Committee Reports**

### **Architectural Committee**

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

### **Communications Committee**

No report.

### **Facilities Committee**

It was noted the 40 new lounges and 40 new chairs had been delivered by Seabreeze Pool Furniture.

Discussion was tabled with regard to the pool fencing. Notice will be placed in the next newsletter letting residents know where they can see the style of chain link fence in use.

It was noted that Hill's Brothers had ordered a different LPR camera for installation at the parking lot.

The Board reviewed the information provided by Ms. Pelton on the solar lighting. Ms. Pelton stated the proposed cost would be \$1,500.00. The Board discussed the matter and asked for additional bids.

Discussion was held with regard to a resident using the park area to conduct fitness classes. Efforts will be made to verify who the resident is and address the issue.

### **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 had completed the approved tree trimming and removal.

Discussion was held with regard to the proposed concrete replacement and grinding. It was noted that bids had been submitted by Brian Fox, Robert Bandy and a bid was pending from Joe Soto. The manager noted he had also contacted Ron May with a request for bid which he agreed to do. After much discussion, a motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Powell to approve a budget of \$25,000.00 for the work based upon the bids submitted. All in favor, motion carried.

### **Minutes & Financial Report**

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Winer to approve the January 2013 meeting minutes with the correction noting Mr. Clements was not present at the meeting. All in favor, motion carried.

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Archuleta to approve the January 2013 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. Clements, 2<sup>nd</sup> by Mr. Powell to file liens against CVH-101, CVH-120, CVH-171, CVH-203, CVH-280 and CVH-385 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the annual calendar report for February 2013.

Discussion was held with regard to the investment of funds from the association's money market account. A motion was made by Mr. Powell, 2<sup>nd</sup> by Ms. Winer to approve the purchase of four \$100,000.00 CDs at the best available rate for the terms of 3 months, 6 months, 9 months and 12 months. All in favor, motion carried.

### **New Business**

The Board reviewed a letter from the City of Laguna Niguel in reference to the Neighborhood Watch Program.

### **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 8:00 PM.

Submitted by:

Jack L. Williams  
Acting Secretary