

# **Crown Valley Highlands Community Association**

Minutes for the meeting conducted on  
**March 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 asked about the removal of the dead Pine tree at the end of Troon Street and the removal of the palm tree(s) in the same area. The Board noted they had bids for the removal of the palm trees and would discuss the issue with the removal of the dead pine tree.

Ms. Bruno of 29555 Kensington was present at the meeting and asked about the lighting of the clubhouse parking lot entrance, the replacement of the nets at the basketball courts, sidewalk maintenance issues and the proposed installation of a volleyball court. It was noted that the Board would be addressing these matters in the meeting and that notice would be placed in the next newsletter asking our residents to trim the plant material away from the sidewalks.

The Board reviewed an e-mail from Ms. Salamy, the owner of 29572 Deervale in which she noted she would remove the storage pod from her driveway.

## **Committee Reports**

### **Architectural Committee**

The Board approved Home Improvement applications from 23496 Porter for the repainting of the exterior of the home and from 29276 Ridgeview for the installation of a new fence at the property.

### **Communications Committee**

No report.

### **Facilities Committee**

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

The Board reviewed bids for the placement of additional lighting at the clubhouse parking lot entrance. A motion was made by Mr. Clements, 2<sup>nd</sup> by Ms. Matlock to add two large up-lights at the Pepper Tree directly to the left of the clubhouse parking lot entrance at a cost for all parts and labor of \$885.00. All in favor, motion carried.

### **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 one additional tree to trim at Ridgeview.

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 contacted Ron May with a request for bid. Mr. May reported the bid would be forthcoming. The Board agreed to proceed with the lowest bidder within the next 10 days.

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Archuleta to approve a bid from The Soto Landscape Company in the amount of \$550.00 to remove the two palm trees at the end of Troon. All in favor, motion carried.

A motion was made by Mr. Clements, 2<sup>nd</sup> by Mr. Archuleta to approve a budget amount not to exceed \$1,500 for the removal of the large, dead pine tree at the end of Troon. All in favor, motion carried. The manager will solicit a bid from The Soto Landscape Company and proceed accordingly.

The Board authorized a budget of \$3,000 for the payment of additional labor to complete the approved common area planting by The Soto Landscape Company. The motion was made by Mr. Powell, 2<sup>nd</sup> by Mr. Archuleta with all in favor.

### **Minutes & Financial Report**

A motion was made by Mr. Powell, 2<sup>nd</sup> by Mr. Archuleta to approve the February 2013 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Powell, 2<sup>nd</sup> by Mr. Clements to approve the February 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. Powell, 2<sup>nd</sup> by Mr. Clements to file liens against CVH-120, CVH-171, CVH-257 and CVH-385 for non-payment of assessments. All in favor, motion carried.

The Board reviewed the annual calendar report for March 2013.

It was noted that the manager had arranged for 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 as approved by the Board at the February 2013 meeting.

### **New Business**

The Board reviewed and approved the annual audit report from Robert Owens, CPA for distribution to the owners.

### **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 7:35 PM.

Submitted by:

Jack L. Williams  
Acting Secretary