

Crown Valley Highlands Community Association

Minutes for the meeting conducted on

July 9, 2013

Board Members Present

Marc Winer, Woody Clements, Robin Matlock and Derek Powell.

Call to Order

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

Homeowner Discussion

The Board reviewed an e-mail from Mr. Voisin, the owner of 29271 Jarret in which he was asking about the trimming of the trees on the common area slope next to his home. It was noted the trees would be trimmed in the fall.

Ms. Pelton of 29432 Troon was present at the meeting. Ms. Pelton reported there were two broken umbrellas in the pool area. Ms. Pelton asked that we put a notice on the HOA website to remind residents to close the umbrellas when not in use and to not put the chairs on the grass area. Discussion was raised with regard to the Ms. Pelton's request for a light at the clubhouse parking lot entrance. The Board noted that there had never been a light in the area and that with the addition of parking lot lights and the up-lighting of the tree at the entrance to the parking lot, the driveway was better lit and able to be seen at night. The Board noted they would not approve the addition of another light at the entrance. Ms. Pelton noted there were several trees at the end of Troon that were diseased and needed to be removed. The Board noted the trees would be addressed in the fall. Ms. Pelton suggested the Board purchase landscape equipment that can be used by residents to maintain their yards. The Board noted they would not purchase landscape equipment. Ms. Pelton suggested the Board coordinate work parties to volunteer to maintain some of the yards of residents that may not be able to do so. The Board noted that they would not coordinate the effort but that she could do so if she wanted to do so. Ms. Pelton noted the contractors that had recently completed the concrete work in the community did not use professional closure signs.

Ms. Bailen of 29462 Troon was present at the meeting and asked questions about owner and common area landscape maintenance.

Ms. Heller of 29471 Troon was present at the meeting and noted the contractors that performed the concrete work did obtain her permission to use her water but failed to properly turn the water off.

The Board reviewed an e-mail from Ms. Nelson of 29422 Troon in which she was writing to address some landscape issues at the end of Colebrook. It was noted the areas in question were not common area.

The Board reviewed an e-mail from Mr. Maynetto of 23531 Porter in which he was writing to have some of the common area trees near his home trimmed. It was noted the trees would be trimmed in the fall.

The Board reviewed an e-mail from Ms. Harmon of 29661 Preston in which she was writing to address some on-going work by neighbors in the community.

Committee Reports

Architectural Committee

It was noted the manager had completed the property inspection prior to the meeting.

Communications Committee

No report.

Facilities Committee

It was noted that some bids had been obtained for the replacement of the pool fencing and that additional bids were forthcoming.

It was noted the manager had met with a paint specialist from Dunn Edwards and they provided interior and exterior painting specifications and that they had provided recommendations on the color(s) for the repainting of the interior and exterior of the clubhouse. Bids were forthcoming on the cost of painting.

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 Brian Fox had completed the concrete repairs and replacement throughout the community as approved.

Minutes & Financial Report

A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve the June 2013 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Mr. Powell, 2nd by Ms. Matlock to approve the June 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.

The Board reviewed the annual calendar report for July 2013.

It was noted they the clubhouse carpet had been cleaned as approved.

New Business

The Board received a letter from Nick Pivaroff of the Orange County Fire Authority in which he was asking the association to arrange for the Fuel Modification work on the slope area at the back of Ridgeview. It was noted that this was land owned by the County and would not be maintained by the association or owners.

Adjournment

There being no further business before the Board, the meeting was adjourned at 7:55 PM.

Submitted by:

Jack L. Williams
Acting Secretary