

Crown Valley Highlands Community Association
Minutes for the Board of Directors Meeting Held on
Tuesday, March 17, 2026, at 7:00PM
Meeting held at the Clubhouse - 23372 Niguel Road, Laguna Niguel, CA
Approved 4/21/2026

BOARD MEMBERS PRESENT

Marc Winer, Chester Siembab, Chris Archuleta, and Kevin Kirk present.

BOARD MEMBERS ABSENT/EXCUSED

Absent: Jay Ferguson.

MANAGEMENT PRESENT

David Lewis with Huntington West Properties, Inc. was present at the meeting.

CALL TO ORDER:

The regular Board of Directors meeting was called to order at 7:07 pm by Board President, Marc Winer.

HOMEOWNER FORUM:

A homeowner was present from 29382 Troon Street because of concerns about a recent burglary in the community. She suggested she was willing to help the community. She offered assistance in obtaining the cost of a patrol service for the Board to consider at their next meeting. She also agreed to draft something about community security for the next newsletter.

ARCHITECTURAL REQUEST APPLICATIONS REVIEWED BY THE BOARD

None submitted.

MINUTES

February minutes motion to approve Kevin, 2nd by Chester, without objection.

FINANCIAL REPORT

February financials; motion to approve Kevin, 2nd by Chris, without objection.

The Board discussed a new proposed State Senate bill 127 which may affect community associations ability to raise assessments.

CD Rollovers are working as authorized.

MANAGEMENT REPORT

Calendar Review: Association taxes are in process and on schedule.

No patio umbrellas are needed at this time.

Work Order Reports: The monthly work order report was reviewed by the Board of Directors. No issues discussed or reported.

OLD BUSINESS

The violation for antennae at 29301 Troon is in progress.

Picnic tables are pending replacement.

Discussion of Brian Pools will be tabled to next month when Jay is present.

Marc will speak with Hunter Pools about fixing the improperly installed targets on the pool walls.

Cornhole game pending.

NEW BUSINESS

Personal Touch proposal has been previously approved for the bathroom floors only \$595 page 68 of the Board packet.

The Clubhouse restoration from the flood will be completed soon and the Clubhouse will be available for use after April 1, 2026. Let Rhobertha know.

The new Clubhouse Application is approved for use as drafted.

COMMITTEE REPORTS:

No Landscape report. Check on the fallen tree behind pool area. It should have been removed by now but needs to be verified.

The Board requested that the lock on the “office” be replaced by Hills Bros to a FOB activated lock and it be keyed to the Board FOB.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 07:47 pm

The next meeting is scheduled for Tuesday, April 21, 2026, and will be held at the clubhouse at 7pm. Executive session scheduled to start at 06:30 PM.

Secretary’s Certificate:

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Acting Secretary

Approved Date