

CROWN COLONY

HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS' MEETING AGENDA MAY 19, 2010

1. **Call to Order - Pre-Board Work Study Session - Matt Campbell - Commercial Energy . 5:45pm**
2. **Open Forum (2 minutes each as time allows) 6:45pm**
3. **Regular Meeting 7:00pm**
4. **Introduction of Board Members and Management Company**
5. **Approval of Minutes of 4/21/2010 and Joint Board & Budget Committee Meeting of 4/21/2010**
6. **Acceptance of Reports**
 - a. Managing Agent's Report
 - b. Financial Report Recap/Bank Reconciliations/Delinquency Reports (April 2010)
7. **Unfinished Business**
 - a. Ratification of Window and Sliding Door Installations
 - b. Ratification of Asphalt Repairs on Mandarin Dr. - American Asphalt - Line #9925
 - c. Ratification of Dry Rot Repairs at Bldg. 20 - Dan Butler & Associates - Line #9703
 - d. Ratification of Change Order #1 for Urban Bros. Painting - Line #9930
8. **New Business**
 - a. Building & Maintenance Transm. #1 Janitorial Service - Custom Maintenance - Line #5192
 - b. Building & Maintenance Transm. #2 Compactor Service - Case Porta Comp - Line #5420
 - c. Building & Maintenance Transm. #3 Elevator Service - Transbay Elevator Co. - Line #5110
 - d. Building & Maintenance Transm. #4 Pest Control - Alert Pest Control - Line #5160
 - e. Consideration of Proposal from Commercial Energy of California
 - f. Deck Stack Proposal - Dan Butler & Associates - Line #9707
 - g. Architectural Proposal - Norman Hooks - Line #9722
 - h. Sales and Leasing Office Renewal Contract
 - i. Management Company Contract Renewal - Line #5030
 - j. Replacement of Controller at Bldg. 25 - Line #9905
 - k. Replacement of Fire Alarm Panel at Bldg. 25 to Meet New Elevator Controller Code - Line #9905
 - l. Bulk Window and Toilet Purchase Program
 - m. Authorization for Sunrise to Record Delinquent Assessments for TS#s 15940, 15942, 16029, 16030
9. **Announcement of Decisions Made in Executive Session - 4/21/10**
10. **Time, Date and Place of next Regularly Scheduled Meeting - 6/16/10**
11. **Adjournment**
12. **Executive Session 6:15pm**
 - a. Grievance Committee Recommendations:
 1. Balcony Violation - 397 Imperial Way
 2. Patio Violation - 397 Half Moon Lane
 3. Balcony Violation - 376 Imperial Way #309
 4. Storage Locker Violation - 397 Imperial Way
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 6. Storage Locker Violation - 397 Imperial Way
 7. Unit Door Violation - 385 Mandarin Dr. - repeat violation
 - b. Authorization to Foreclose - Sunrise Assessment Services - TS#14667
13. **Adjournment**

(All Times Approximate)