

CROWN COLONY HOMEOWNERS' ASSOCIATION

30TH ANNUAL MEETING

March 20, 2010

President Rick Crump called the meeting to order at 9:00am in the Gellert Park Community Center in Daly City.

Board Members Present:

Mr. Rick Crump, President; Ms. Kathy Carry Vice President; Mr. John Macdonald, Treasurer; Ms. Rosemary Henry, Secretary; Ms. Jaye Bunn, Member

Also Present:

Ms. Rita Nicolas, Ms. Monaca Smith and Ms. Rachael Rivero of Common Interest Management Services and Ms. Desirae Chavarria of Crown Colony HOA.

Guests in Attendance:

Mr. John Uhl of UPA Insurance Brokers and Ms. Andrea O'Toole of Berding & Weil Law Firm.

Confirmation of Quorum:

Mr. Crump announced there is a quorum of 368 Ballots and that Ms. Monaca Smith, of Common Interest Management Services, the appointed Inspector of Election, will be opening the envelopes with the assistance of Ms. Nicolas, Ms. Rivero and Ms. Chavarria and that she will be counting and tallying the votes during the meeting as required.

Introduction of Current Members:

Mr. Crump introduced the current Board to the members in attendance.

UPA Insurance:

Mr. Crump introduced Mr. John Uhl and Mr. Chris Palmer of UPA Insurance Brokers to discuss the status of the Association's insurance coverage. He advised the members that the deductible for the Association and its members is still \$5,000 per occurrence. He reminded every owner that they should carry their own insurance policy for liability, personal contents and upgrades, as the Association's policy does not cover non-attached items. He also advised off-site owners to require their tenants to carry renters' insurance and name the owner as an additional insured.

Mr. Crump thanked Mr. Uhl for attending.

Law Office of Berding & Weil:

Mr. Crump introduced Ms. Andrea O'Toole of Berding & Weil. Ms. O'Toole addressed the members regarding legal issues that have been going on which included personal issues with homeowners, cable issues, delinquencies, foreclosures and other legal matters in general.

Mr. Crump thanked Ms. O'Toole for attending the meeting.

Financial Report:

Mr. John Macdonald, Treasurer, gave the unaudited financial report as of February 28, 2010, which reflects a year to date surplus of \$2,327, an ending cash balance of \$1,774,305, of which \$1,483,223 is designated to reserves. Mr. Macdonald also thanked the members of the Budget Committee individually for their hard work on the Budget for 2010-2011.

Mr. Crump thanked Mr. Macdonald for his report.

Drawing:

A drawing was held for the members that were present. The winners were as follows: One month's assessments, unit #397208, \$150 towards one month's assessments, unit #368249, \$100 towards one month's assessments, unit #395129, a \$50 gift card for Outback Restaurant (donated by Common Interest Management Services) unit #395217 and a \$50 gift card from Macy's unit #397206.

President's Report:

Mr. Crump welcomed all owners in attendance to the 30th Annual Meeting of the Crown Colony Homeowners Association. He addressed the membership and enumerated various projects that had been completed and or that are pending which included roofing, landscaping, irrigation, solar and bad debts. He advised the membership that the dues for the coming year, depending on the size of their units, should increase by approximately \$1.00 per unit. He expressed gratitude from the Board for all the hard work done by all the various committee volunteers and the members of the management team.

Mr. Crump thanked everyone who attended the meeting and opened the floor for questions from the members.

Open Forum:

Members from the audience asked questions of the Board members or commented on items which included one owner discussing the issue of an owner suing the Association several times and has cost the Association several thousands of dollars for frivolous actions. Another member complimented the Association staff members and expressed her concern about the irresponsible dog owners and how dog feces has been inside the building. Other concerns related to garbage, foreclosures, the new segways the guards are using, the window contractors, composting, bicycles, BBQ's in the common areas and sensors rather than timers in the garbage and laundry rooms. The members concerns, comments and questions were answered accordingly by the Board.

Election Results:

Mr. Crump announced the results of the election and advised the members that Jaye Bunn, Rosemary Henry and John Macdonald were elected to the Board by vote of acclamation at the February 17, 2010 meeting since there were 3 candidates running for 3 seats. He also announced that the results of the IRS Ruling vote are 329 yes votes and 20 no votes with the ruling passing.

Adjournment:

There being no further business to come before the membership, a motion was made, duly seconded and unanimously carried to adjourn the 30th Annual Meeting at 10:15am.

CROWN COLONY HOMEOWNERS' ASSOCIATION

Organizational Meeting

March 20, 2010

Board Members Present:

Mr. Rick Crump, President; Ms. Kathy Carry Vice President; Mr. John Macdonald, Treasurer; Ms. Rosemary Henry, Secretary; Ms. Jaye Bunn, Member

Also Present:

Ms. Rita Nicolas, Ms. Monaca Smith of Common Interest Management Services.

Election of Officers:

Motions were made, duly seconded and unanimously carried to elect the following officers for the coming year: Mr. Rick Crump, President; Ms. Kathy Carry, Vice President; Mr. John Macdonald, Treasurer; Ms. Rosemary Henry, Secretary; and Ms. Jaye Bunn, Member

Adjournment:

There being no further business a motion was made, duly seconded and unanimously carried to adjourn the Organizational Meeting at 10:30am.