

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

July 19, 2018

The meeting was called to order by Secretary, Alaina Bevis at 6:15pm in the Clubhouse.

Present:

Ms. Rose Barrios, Treasurer, Ms. Alaina Bevis, Secretary and Ms. Sharon Singletary, Member

Also Present:

Ms. Rita Nicolas of Common Interest Management Services.

Absent:

Mr. Rick Crump, President and Ms. Mary Slade, Vice President

Open Forum:

Mr. Tam, a resident from Bldg. 10 addressed the Board regarding security and HOA complaints and requested that a meeting with only the Board members be scheduled. Mr. Tam was asked to put his request in writing and he would be receive a response.

Mr. Matthews, a resident from Bldg. 5 addressed the Board regarding his concern that the streets have not been paved and that there are areas of concern. Ms. Nicolas said there have been several repairs and that the area he mentioned would be looked into. Mr. Matthews also inquired if competitive bids are being solicited for projects and Ms. Nicolas answered that when its necessary bids can be solicited and other times, especially with long term contractors, reviews will be done and renewal proposals are requested.

Executive Session:

The Board reviewed reported violations and Authorization Forms for Sunrise Assessment Services and made their decisions accordingly.

Reading, Correcting and Approving Minutes:

The minutes of June 21, 2018 were approved as written.

Giving and Acceptance of Reports:

Managing Agent's Report: The Board acknowledged receipt of the report, which they previously received.

Financial Statement Ending June 30, 2018: The Board acknowledged receipt of the financial statement ending June 30, 2017 as prepared by Bautista & Co. which reflects a monthly surplus of \$8,313, an ending cash balance of \$1,904,087 and total investments of \$1,439,111 which is designated to reserves.

Unfinished Business:

Ratification of Window/Door Installations: The Board needs to ratify the window and door installation at 359 Half Moon Lane #111.

Ms. Bevis made a motion that was seconded by Ms. Barrios and unanimously carried to ratify the window and door installation at the unit mentioned.

Ratification of Regulator Valve Replacement - Master Plumbing - Line #9998: The Board needs

to ratify the proposal from Master Plumbing to replace the pressure regulator near Bldg. 24 for a cost of \$6,325.

Ms. Singletary made a motion that was seconded by Ms. Barrios and unanimously carried to ratify the proposal from Master Plumbing for a cost of \$6,325 to be funded from line #9998.

Ratification of Proposal for New Stream Pump Motor From Pacific Water Art - Line #9953: The Board needs to ratify the proposal from Pacific Water Art for \$3,390 to replace the motor in the stream pump.

Ms. Barrios made a motion that was seconded by Ms. Bevis and unanimously carried to ratify the proposal for a cost of \$3,390 to be funded from line #9953.

New Business:

Legal Services Plan Renewal - Berding & Weil - Line #5025: Berding & Weil submitted their renewal proposal for the Legal Services Plan for a cost of \$1,500 which is half the normal cost.

Ms. Bevis made a motion that was seconded by Ms. Singletary and unanimously carried to approve the proposal from Berding & Weil for a cost of \$1,500 to be funded from line #5025.

Authorization for Sunrise Services to Record Notice of Delinquent Assessments for APN # 101-120-030: Ms. Barrios made a motion that was seconded by Ms. Bevis and unanimously carried to authorize Sunrise Assessment Services to record a notice of delinquent assessment for the APN # listed.

Announcement of Decisions Made in Executive Session at the June 15, 2017 meeting:

Wrong-Way Driving Violation - 393 Mandarin Dr.: Ms. Slade made a motion that was seconded by Ms. Bevis and unanimously carried to assess this unit \$100 for the wrong-way driving violation due to the safety hazard involved.

Wrong-Way Driving Violation - 370 Imperial Way: Ms. Barrios made a motion that was seconded by Ms. Singletary and unanimously carried to assess this unit \$100 for the wrong way driving violation due to the safety hazard involved.

Balcony Violation - 370 Imperial Way: Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to assess this unit \$50 for the balcony violation since it is an infraction of the Architectural Do's and Don'ts.

Storage Locker Violation - 371 Imperial Way: Ms. Slade made a motion that was seconded by Ms. Bevis and unanimously carried to assess this unit \$100 for the repeat storage locker violation since it is an infraction of the Architectural Do's and Don'ts.

Balcony Violation - 373 Half Moon Lane: Ms. Singletary made a motion that was seconded by Ms. Barrios and unanimously carried to assess this unit \$200 for the repeat balcony violation since it is an infraction of the Architectural Do's and Don'ts.

Time, Date and Place of Next Regularly Scheduled Meeting:

Ms. Nicolas announced the next Regularly Scheduled Meeting will be held on Wednesday, August 15, 2018 at 6:45pm for Open Forum and 7:00pm for the Regular Meeting.

Adjournment:

There being no further business to come before the Board, the Regular Meeting adjourned at 7:05pm.