

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

July 20, 2022

Present:

Mr. Rick Crump, President, Ms. Rose Barrios, Treasurer, Ms. Alaina Bevis, Secretary and Ms. Mary Slade, Vice President

Also Present:

Ms. Rita Nicolas of Common Interest Management Services.

Absent:

Ms. Emily Newell, Member

Executive Session:

The Board reviewed an authorization form from Sunrise to Record a Notice of Default and made its decision accordingly.

Open Forum:

Mr. Crump said an owner asked if a survey can be done to determine how many vehicles the Parking Committee members have to determine transparency with regards to self interest. Mr Crump replied that the HOA does not feel this type of survey needs to be done and that any members that are on the committee will work to put in place parking rules that are beneficial to all the residents as a whole. Mr. Crump said another question that was asked is when will in person meetings be reinstated and Mr. Crump answered this will occur when the Covid cases go down.

Reading, Correcting and Approving Minutes:

The minutes of June 15, 2022 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, 2022: The Board acknowledged receipt of the financial statement ending June 30, 2022 as prepared by Bautista & Co. which reflects a monthly surplus of \$7,780.91, an ending cash balance of \$2,460,802.39 and total investments of \$2,288,217.13 which is designated to reserves.

Unfinished Business:

Ratification of Pump Repair Proposal from Pacific Water Art - Line #9910: Ms. Slade made a motion that was seconded by Ms. Bevis and unanimously carried to ratify the proposal from Pacific Water Art to make the necessary repairs to the pump for the stream pond for a cost of \$3,690.

Ratification of Renewal Proposal from Commercial Energy. Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to ratify the proposal from Commercial Energy to purchase natural gas at the Partnership Price option which is what was recommended by Commercial Energy.

New Business

Annual Jettering Proposal - All Clear Plumbing - Line #5195 & #9952: Ms. Barrios made a motion that was seconded by Ms. Bevis and unanimously carried to approve the proposal from All Clear Plumbing for a cost of \$21,400 for the annual jettering at the 3-story buildings which will include the 2", 3" & 4" lines in the garage, the garage floor clean outs and the manholes on Imperial Way.

Adoption of Revised Election Rules: Ms. Barrios made a motion that was seconded by Ms. Bevis and unanimously carried to adopt the new revised Election Rules as written by the HOA's attorney and were also distributed to the owners for the 28 day comment period.

Appointment of Election Inspectors for 43rd Annual Meeting: Ms. Barrios made a motion that was seconded by Ms. Bevis and unanimously carried to approve the proposal from Professional Election Inspectors for a cost of \$7,990 to be the Election Inspector for the 43rd Annual Meeting.

Proposal from Cagwin & Dorward for In-Fill Planting - Line #9915: Mr. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approved the proposal from Cagwin & Dorward for \$22,743 for the in fill planting in various locations.

Plant Costs for In-Fill Planting - Line #9915: Ms. Bevis made a motion that was seconded by Ms. Barrios and unanimously carried to approve the in-fill plant costs from Pacific Nurseries and Mission Blue Nursery for a total cost of \$6,169.66.

Proposal from PRS Restoration for Hallway Vent Cleaning for All 3-Story Buildings - Line #9924: Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approve the proposal from PRS Restoration for a cost of \$15,048 to clean all the hallway vents in the 3-story buildings.

Authorization for Sunrise to Record a Notice of Delinquent Assessment for APN #101-080-330: Ms. Bevis made a motion that was seconded by Ms. Barrios and unanimously carried to authorize Sunrise to record a Notice of Delinquent Assessment for the APN# listed.

Announcement of Decisions Made in Executive Session at the June 15, 2022 meeting:

Balcony Violation - 381 Half Moon Lane: Ms. Newell made a motion that was seconded by Ms. Bevis and unanimously carried to request the owner of the unit to not allow any water or cleaning liquids to drip down to the deck or rail below and that no fine be assessed at this time contingent upon that no further dripping of liquids go down to the unit below.

Authorization for Sunrise to Publish Notice of Default for TS#21373: Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to authorize Sunrise to publish a Notice of Default for the TS# listed.

Time, Date and Place of Next Regularly Scheduled Meeting:

Mr. Crump announced the next Regularly Scheduled Meeting will be held on Wednesday, August 17, 2022 with time and place to be determined.

Adjournment