

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

September 21, 2022

The meeting was called to order by President Rick Crump via zoom at 1:10pm.

Present:

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

Also Present:

Ms. Rita Nicolas of Common Interest Management Services

Executive Session:

The Board reviewed three violations and two authorization forms from Sunrise Assessment Services and made its decisions accordingly.

Reading, Correcting and Approving Minutes:

The minutes of August 17, 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 August 31, 2022: The Board acknowledged receipt of the financial statement ending August 31, 2022 as prepared by Bautista & Co. which reflects a monthly surplus of \$2,629.25, an ending cash balance of \$2,507,703.11 and total investments of \$2,405,550.65 which is designated to reserves.

The Board acknowledged receipt and its review of the bank reconciliations and the delinquency reports as prepared by Bautista & Co. and Sunrise Assessment Services (Delinquency Report only).

Unfinished Business:

Ratification of Window and Door Installations: Ms. Slade made a motion that was seconded by Ms. Bevis and unanimously carried to ratify the installation of windows and doors at 376 Imperial Way #304 and 373 Half Moon Lane #102.

Ratification of Proposal from ArborMD for Tree Removal at Bldg. 15 - Line #9914: Ms. Newell made a motion that was seconded by Ms. Slade and unanimously carried to ratify the proposal from ArborMD for the tree removal at bldg. 15 for a cost of \$3,727.50.

Ratification of Proposal from Ideal Landscape & Concrete to Replace the Walkway Between bldgs. 15 & 16 - Line #9928: Ms. Newell made a motion that was seconded by Ms. Bevis and unanimously carried to ratify the proposal from Ideal Landscape & Concrete to replace the concrete walkway damaged by tree roots between bldgs. 15 & 16 for a cost of \$9,400.

Ratification of Proposal from Ideal Landscape & Concrete to Repair the Damaged Monument/Flagstones Outside of the Front Entrance - Line #9998: Ms. Bevis made a motion that was seconded by Ms. Newell and unanimously carried to ratify the proposal from Ideal Landscape to repair the front monument for a cost of \$4,500.

New Business:

Renewal of Insurance Coverage for 2022-2023 - Line #5020: Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approve the insurance renewal from Risk Strategies for a total cost of \$562,216.19 which includes the flood insurance premiums for 4

townhouse buildings which will be approximately \$5,000 and the deductible increasing from \$10,000 to \$25,000 per occurrence to be funded from line #5020.

Authorization for Sunrise to Proceed with Recording a Notice of Delinquent Assessments for APN#s 101-210-250, 101-030-240: Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to authorize Sunrise Assessment Services to record Notice of Delinquent Assessments for the APN#s listed

Announcement of Decisions Made in Executive Session at the August 17, 2022 Meeting:

No Business

Time, Date and Place of Next Regularly Scheduled Meeting:

Mr. Crump announced the next Regularly Scheduled Meeting will be held on Wednesday, October 19, 2022 with time and place to be determined.

Adjournment:

There being no further business to come before the Board, the Regular Meeting adjourned at 1:15pm.