

CROWN COLONY HOMEOWNERS' ASSOCIATION

35th ANNUAL MEETING

March 19, 2016

President Rick Crump called the meeting to order at 11:03am in the Crown Colony Clubhouse and announced that there was a quorum and that 336 ballots had been submitted. He said Rita Nicolas, Election Inspector, Rachael Rivero and Desirae Chavarria would begin to open envelopes and tally the votes.

Introduction of Current Directors:

Mr. Rick Crump, President, Ms. Alaina Difuntorum, Secretary and Ms. Rose Barrios, Member

Also Present:

Ms. Rita Nicolas and Ms. Rachael Rivero of Common Interest Management Services and Ms. Desirae Chavarria of Crown Colony Homeowners Association.

Absent:

Mr. Patrick Conway, Vice President and Mr. James Henry, Member

Announcement of Adoption of Resolution for IRS Revenue Ruling 70-604 at the February 18, 2016 Meeting:

Mr. Crump announced that the Board of Directors adopted the IRS Revenue Ruling at the February 18, 2016 regularly scheduled meeting.

David Canepa:

Councilman Dave Canepa addressed the owners about the State of the City of Daly City and discussed the new developments being planned in the area and in Serramonte. He then opened the floor to any questions which were answered accordingly. Mr. Crump then thanked Mr. Canepa for attending.

Officer Hans Castillo - Daly City Police Department:

Officer Hans Castillo addressed the owners regarding past and current status of crime in Crown Colony and Daly City. He went back to the statistics from March 15, 2015 to March 19, 2016 and read some of the stats regarding auto theft, which he was glad to report was at zero for 2016 so far. He said crime was down in Crown Colony he also advised owners that there is a crime report where people can look up these stats at DalyCity.org. There were some questions and comments relayed to Officer Castillo by the owners that included packages being stolen, smoking, propping doors open, the security of the buildings and to not open doors to strangers and to report suspicious activity. Officer Castillo said he would provide his number and another officer's number so they can be published in the newsletter for any future needs for the residents.

Risk Strategies Insurance Co.:

Mr. Crump introduced Mr. John Uhl and Mr. Chris Palmer of Risk Strategies Co. to discuss the status of the Association's insurance coverage. Mr. Uhl and Mr. Palmer recapped the Association's insurance coverages. They advised the members that the deductible for the Association and its members is still \$5,000 per occurrence and reminded every owner that they should carry their own HO6 insurance policy for liability, personal contents and upgrades, as the Association's policy does not cover non-attached items. They also advised off-site owners to require their tenants to carry an HO4 renters' insurance policy. They also said that earthquake insurance is very high and not

included in the Association's policy, but did recommend that owners obtain loss assessment coverage in their policies to help with any assessments that might be levied due to earthquake damage repair costs.

There were some questions from the owners present that were answered by Mr. Uhl and Mr. Palmer and then Mr. Crump thanked Mr. Uhl and Mr. Palmer for attending the meeting.

Law Office of Berding & Weil:

Mr. Crump introduced Mr. Raymond Ramirez of Berding & Weil who advised the membership that all is well in the legal field and that there have not been too many issues this past year and those that were dealt with were handled very quickly. He announced their office assisted the Association in preparing the leak/damage policy which was adopted by the Board in 2015. An owner brought up the topic of people smoking on their balcony and Mr. Ramirez said the Association has limited control for this type of issue and especially for those who smoke for medicinal purposes. He said that owners affected should close doors and add fans inside their unit. There was another question about the size of dogs and Mr. Ramirez answered it accordingly. At this time Mr. Crump thanked Mr. Ramirez for attending the meeting.

Financial Report:

Mr. Crump gave the unaudited financial report as of February 29, 2016, which reflects a monthly surplus of \$19,562, an ending cash balance of \$1,318,707, of which \$1,024,188 is designated to reserves.

President's Report:

Mr. Crump announced that Desirae Chavarria was leaving Crown Colony on March 25th and he wished her well with her new job. He advised the owners of the some projects that have been completed throughout the year and others that are in progress. He discussed the future of the tennis court structure and the possibility of eliminating the tennis courts and building a parking structure with additional parking spaces. He also discussed a decrease in the water bills and that this will reflect a decrease in the HOA assessments for each unit for the next fiscal year. He announced the on-going hallway lights that are being retrofitted in each of the buildings to brighten up the hallways. He mentioned that the security contract has increased with the new company and said new parking stickers will be issued by the end of the year. At this time, Mr. Crump announced the Open Forum and if anyone had any questions.

Open Forum:

Several owners had questions and/or concerns that included the following and were answered or responded to accordingly: fire crackers and burning of papers in the Chinese Cemetery next door and if anything could be done; false alarm problems; people leaving recycling in the garage and not disposing it properly; an owner thanked the HOA office for getting a stop sign installed in the outgoing lane of the Shell Station near the front gate; a concern was also mentioned about the landscaping and some dying plants; someone asked what the owners vs. renters ratio was; another concern was that there were a lot of cobwebs in the garages.

Mr. Crump thanked everyone for their questions and comments.

Raffle Drawing:

A drawing was held for the members that were present. The winners were as follows: Credit towards one month's assessments, J. Burgos, \$150 credit towards one month's assessments, R. Roberson, \$100 credit towards one month's assessments, R. Villafuerte, \$50 credit towards one month's assessments, C. Chan & A. Green, \$50 gift card for Outback Restaurant (donated by Common Interest Management Services), F. Capistrano and a \$50 gift card, T. Chan.

At this time, Mr. Crump announced the results of the election: Rosemarie Barrios, 277, Ben Bongers, 147, Patrick Conway, 270 and James Henry, 276. The three candidates with the highest amount of votes were declared the winners.

Adjournment:

There being no further business to come before the membership, Mr. Crump adjourned the 36th Annual Meeting at 12:40pm and announced that the election of Officers will be deferred until the April 21, 2016 Board Meeting where all members will be present.