

CROWN COLONY HOMEOWNERS' ASSOCIATION

37th ANNUAL MEETING

March 18, 2017

President Rick Crump called the meeting to order at 11:00am.

Introduction of Current Directors:

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

Also Present:

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

Absent:

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

Announcement of Vote by Acclamation for Rick Crump and Alaina Difuntorum Appointed to the Board of Directors and Adoption of Resolution for IRS Revenue Ruling 70-604 at the February 16, 2017 Meeting:

Mr. Crump announced that he and Alaina Difuntorum were appointed to the Board of Directors by Acclamation and that the Board adopted the IRS Revenue Ruling at the February 16, 2017 regularly scheduled meeting. An objection was made at how these two items were addressed and the Association's attorney explained that it was legal and done properly.

Daly City Vice Mayor Juslyn Manalo:

Mr. Crump introduced Daly City Vice Mayor, Juslyn Manalo who addressed the owners of her position as Vice Mayor. She informed the owners of her background and how she is making herself available to help the citizens of Daly City and welcomed owners to call her personally with any issues they may have.

Mr. Crump thanked Vice Mayor Manalo for attending.

San Mateo County Supervisor Dave Canepa:

Mr. Crump introduced San Mateo County Supervisor Dave Canepa who addressed the owners of what has transpired since he took office. He informed the owners that he is a proud resident in Crown Colony and is very happy with the way the complex is managed and mentioned how well it is run by the Board and Management Company. He mentioned there was an event that he is attending that day and welcomed all owners to attend.

Mr. Crump thanked Supervisor Mr. Canepa for attending.

Daly City Mayor Glenn Sylvester:

Mr. Crump introduced Daly City Mayor Glenn Sylvester who addressed the owners about the state of Daly City. He mentioned that he served on the Planning Commission and many other Committees prior to becoming Mayor. He also said he is focusing on working with the senior citizen organizations. He advised all owners that in about two months, he will be opening his door and welcoming visitors to his office.

Mr. Crump thanked Mayor Mr. Sylvester for attending.

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. Many owners were concerned about not having earthquake insurance and Mr. Palmer 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. Mr. Palmer reminded all owners that they must insure their upgrades and that one of the most important is flooring. Current and past owners that have replaced their flooring with anything other than carpet will not have coverage in the event of damages occurring to their flooring. Mr. Palmer also mentioned that 4 townhouse buildings also have flood damage due to past flooding that occurred at these 4 buildings and Ms. Nicolas informed the owners of the 4 buildings included which are 382/374 Imperial way and 365/389 Half Moon Lane.

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.

Financial Report:

Mr. Crump gave the unaudited financial report as of February 28, 2017, which reflects a monthly surplus of \$9,167, an ending cash balance of \$1,632,389, of which \$1,384,307 is designated to reserves.

President's Report:

Mr. Crump addressed the owners of projects completed and others that are in progress. He mentioned the future of the tennis court structure and the proposed parking structure to be built in its place and said the Association's attorney will speak about this project in more detail. He recapped many of the projects that the Board completed in the past few years to save costs to the Association such as water cost reductions and opting for the clean energy program. He also advised the owners of the upcoming proposed budget.

Law Office of Berding & Weil - Steve Weil:

Mr. Crump introduced Mr. Steve Weil who addressed the owners about the proposed parking garage structure. Mr. Weil went explained the different options the Board was considering involving the vote process of the proposed parking structure. He explained about the funding of this project and options of how it will be paid if it goes through. He discussed the option of going out for a vote to reduce the percentage of votes needed to approve moving forward with the project. He did mention that if the owners approve this project, they will gain many more parking spaces and if it is not approved, then the present structure would just be removed and only the 17 assigned covered spaces will be rebuilt. He explained that this is just the preliminary stages and that there is a lot more that needs to be done and that meetings will be held for owners to attend and as info becomes available, it will be relayed to the owners.

Open Forum:

Several owners had questions during the entire meeting which related to the insurance, security and the proposed parking garage project which were answered accordingly.

Raffle Drawing:

A drawing was held for the members that were present. The winners were as follows: Credit towards one month's assessments, I. Islamovic, \$150 credit towards one month's assessments, H. Loo, \$100 credit towards one month's assessments H. Hapin, \$50 credit towards one month's

assessments, M. & N. Gonzales, \$50 gift card for Outback Restaurant (donated by Common Interest Management Services), A. Ramirez and a \$50 Macy's gift card, N. Hug. Congratulations to all the winners.

Adjournment:

There being no further business to come before the membership, Mr. Crump adjourned the 37th Annual Meeting at 1:00pm and announced the Election of Officers will take place at the April 20, 2017 meeting where all Board members will be present.