

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

June 15, 2017

The meeting was called to order by President, Rick Crump at 6:15pm in the Clubhouse.

Present:

Mr. Rick Crump, President, Mr. Patrick Conway, Vice President, Ms. Rose Barrios, Treasurer, Ms. Alaina Difuntorum, Secretary and Mr. James Henry, Member

Also Present:

Ms. Rita Nicolas of Common Interest Management Services.

Absent:

Mr. Patrick Conway, Vice President

Executive Session:

The Board reviewed reported violations & authorization forms to record Notice of Defaults and made their decisions accordingly.

Open Forum:

A resident from Bldg. 4 addressed the Board regarding the need to install an air conditioner at his unit due to medical reasons. The Board asked the owner to submit the request with the information about the air conditioner and it would be reviewed at a future meeting.

A resident from bldg. 5 addressed the Board regarding the proposed parking garage, the repairs to the asphalt on Half Moon Lane and the corridor carpet flier that was distributed. The Board responded to the issues and the owner left.

Reading, Correcting and Approving Minutes:

The minutes of May 18, 2017 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 May 31, 2017: The Board acknowledged receipt of the financial statement ending May 31, 2017 as prepared by Bautista & Co. which reflects a monthly deficit of \$6,586, an ending cash balance of \$1,717,711 and total investments of \$1,553,551 which is designated to reserves.

Unfinished Business:

Ratification of Window/Door Installations: Mr. Crump said the Board needs to ratify the window and door installations at 377 Mandarin Dr. #210, 368 Imperial Way #105 and 377 Mandarin Dr. #208.

Ms. Difuntorum made a motion that was seconded by Ms. Barrios and unanimously carried to ratify the window and door installations at the units mentioned.

New Business:

Change Order Proposal from Cagwin & Dorward for In-Fill Planting during Phase 6 - Line #9915: Mr. Crump said Cagwin & Dorward submitted and change order proposal for \$8,772 for the labor of the in-fill planting during phase 6 in various locations.

Ms. Difuntorum made a motion that was seconded by Ms. Barrios and unanimously carried to approve the change order from Cagwin & Dorward for a cost of \$8,772 to be funded from line #9915.

Approval of Phase 6 Pacific Nursery Plant Order and Costs (Including In-Fill) - Line #9915: Mr. Crump said the Board needs to approve the costs from Pacific Nursery for the phase 6 plants and in-fill for a total cost to not exceed \$20,100.

Ms. Barrios made a motion that was seconded by Ms. Difuntorum unanimously carried to approve the plant costs from Pacific Nursery for Phase 6 including in-fill for a cost not to exceed of \$20,100 to be funded from line #9915.

Proposal from Commercial Energy: Mr. Crump said Commercial Energy submitted a renewal proposal for the purchase of natural gas. He said they are recommending the same method for the coming year which is the collared price.

Ms. Difuntorum made a motion that was seconded by Mr. Henry and unanimously carried to approve the proposal Commercial Energy for the collared price method.

Renewal Agreement from MV Public Transportation to Provide a Shuttle Driver for the Crown Colony Bus: Mr. Crump said MV Public Transportation submitted a renewal agreement to provide a shuttle driver for the Crown Colony Bus for \$29 per hour effective July 1, 2017.

Ms. Barrios made a motion that was seconded by Mr. Henry and unanimously carried to approve the renewal agreement from MV Transportation to provide a driver at \$29 per hour to be funded from line #5375.

Announcement of Decisions Made in Executive Session at the May 18, 2017 meeting:

Window Violation - 361 Half Moon Lane: Ms. Difuntorum made a motion that was seconded by Mr. Henry and unanimously carried to assess this unit \$50 for the window violation since it is an infraction of the Architectural Do's and Don'ts.

Storage Locker Violation - 368 Imperial Way: Ms. Barrios made a motion that was seconded by Ms. Difuntorum and unanimously carried to assess this unit \$50 for the storage locker violation since it is an infraction of the Architectural Do's and Don'ts..

Parking Space Violation - 355 Half Moon Lane: Ms. Difuntorum made a motion that was seconded by Ms. Barrios and unanimously carried to assess this unit \$50 for the parking space violation since it is an infraction of the Architectural Do's and Don'ts.

Authorization for Sunrise to File Notice of Defaults for TS#s 19745: Mr. Conway made a motion that was seconded by Ms. Difuntorum and unanimously carried to authorize Sunrise Assessment Services to proceed to file Notice of Defaults 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 Thursday, July 20, 2017 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 7:10pm.

Alaina Difuntorum, Secretary

Date