

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

June 19, 2019

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

Present:

Mr. Rick Crump, President, Ms. Rose Barrios, Treasurer, Ms. Mary Slade, Vice President and Ms. Sharon Singletary, Member

Also Present:

Ms. Rita Nicolas of Common Interest Management Services.

Absent:

Ms. Alaina Bevis, Secretary

Executive Session:

The Board reviewed washer and dryer requests, a walk in tub request, reported violations and authorization forms from Sunrise Assessments Services and made their decisions accordingly.

Open Forum:

A resident from bldg. 27 addressed the Board regarding ADA policies and commercial vehicles. The Board responded accordingly.

Reading, Correcting and Approving Minutes:

The minutes of May 15, 2019 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, 2019: The Board acknowledged receipt of the financial statement ending May 31, 2019 as prepared by Bautista & Co. which reflects a monthly surplus of \$52,005.53, an ending cash balance of \$1,820,137 and total investments of \$1,510,937 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 357 Half Moon Lane #1.

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

Ratification of 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. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approve the proposal Commercial Energy for the collared price effective July 1, 2019.

Ratification of Proposal from A&D Automatic Gates - Lin #9998: Mr. Crump said A&D Automatic Gates submitted a proposal to replace one pool gate mechanism at the clubhouse pool area and the upper pool area for a cost of \$8,012.10. He said to avoid delaying the installation of these locks, the proposal was signed and needs to be ratified by the Board.

Ms. Singletary made a motion that was seconded by Ms. Barrios and unanimously carried to ratify the proposal from A&D Automatic Gates for a cost of \$8,012.10 to be funded from line #9998.

New Business:

Landscape Services Renewal Proposal - Cagwin & Dorward - Line #5140: Mr. Crump said Cagwin & Dorward submitted a renewal proposal to provide landscaping services for a cost of \$9,129 per month July 1, 2019 through June 30, 2020. The cost reflects no increase from last year's cost.

Ms. Barrios made a motion that was seconded by Ms. Singletary and unanimously carried to approve the proposal from Cagwin & Dorward for a cost of \$9,129 per month to be funded from line #5140.

Proposal from Arborwell for Tree Work Along Hickey Blvd. - Line #9914: Mr. Crump said Arborwell submitted a proposal for tree work along Hickey Blvd. for a cost of \$26,908.75. In addition to this proposal, 3 other supplemental proposals need to be approved by the Board for tree work behind bldg. 3 for a cost of \$12,720.50, crown excavation behind bldg. 3 for a cost of \$7,045.20 and removal of 2 dead trees near bldg. 20 for a cost of \$6,180 for a total cost for all of the tree work of \$52,854.45.

Ms. Slade made a motion that was seconded by Ms. Singletary and unanimously carried to approve the proposals from Arborwell for a total cost of \$52,854.45 to be funded from line #9914.

Proposal from PRS to Clean the Hallway Fan Vents at Bldgs. 2, 3, 4 & 23 - Line #9924: Mr. Crump said PRS submitted a proposal to clean the hallway fan vents at bldgs. 2, 3, 4 & 23 for a cost of \$3,344.

Ms. Barrios made a motion that was seconded by Ms. Slade and unanimously carried to approve the proposal from PRS for a cost of \$3,344 to be funded from line #9924.

Proposal from Alliance Glass Co. to Replace the Glass Door to the Clubhouse Pool - Line #9998: Mr. Crump said Alliance Glass Co. submitted a proposal to replace the glass door going to the clubhouse pool for a cost of \$4,500.

Ms. Singletary made a motion that was seconded by Ms. Slade and unanimously carried to approve the proposal from Alliance Glass Co. for a cost of \$4,500 to be funded from line #9998.

Authorization to Proceed with Recording Notice of Delinquent Assessments for APN#s 101-080-330, 101-050-300 - Sunrise Assessment Services: Mr. Crump said the Board needs to approve the authorization forms for APN#s 101-080-330 and 101-050-300.

Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approve the authorization forms for the APN#s listed.

Announcement of Decisions Made in Executive Session at the May 15, 2019 meeting:

Excessive Noise Violation - 359 Half Moon Lane: Ms. Singletary made a motion that was seconded by Ms. Bevis and unanimously carried to assess this unit \$50 for the noise complaint violation as the Board felt the complaints were valid.

Wrong-Way Driving Violation - 368 Imperial Way: Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to assess this unit \$100 for the wrong way driving violation due to the safety hazard involved.

Authorization for Sunrise to File Notice of Defaults for TS# 20467: Ms. Bevis made a motion that was seconded by Ms. Slade 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, August 21, 2019 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.