

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

February 19, 2020

The Pre-Board Meeting was called to order by Mr. Crump at 6:00pm. Mr. David Canepa was present to speak to the Board regarding the 2020 Census. The Board also agreed by consensus to appoint members to the Parking Committee. The five members are Emily Newell, Michael Leonhardt, Kenneth Escobar, Roxy Stone and Erik Christensen. The two alternates will be Peachy Mathias and Jamil Panah.

Present:

Mr. Rick Crump, President, Ms. Alaina Bevis, Secretary and Ms. Mary Slade, Vice President

Also Present:

Ms. Rita Nicolas of Common Interest Management Services

Absent:

Ms. Sharon Singletary, member and Rose Barrios, Treasurer

Executive Session:

The Board reviewed and discussed a Plumbing cost Reimbursement Request, Violations and Authorization Forms from Sunrise Assessment Services and made its decisions accordingly.

Reading, Correcting and Approving Minutes:

The minutes of January 15, 2020 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 January 31, 2020: The Board acknowledged receipt of the financial statement ending January 31, 2020 as prepared by Bautista & Co. which reflects a monthly deficit of \$27,056 ending cash balance of \$1,653,552 and total investments of \$1,630,651 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:

No Business

New Business:

Authorization of Board Election by Acclamation - 40th Annual Meeting: Mr. Crump said since there are three candidates running for three seats and all terms are for the same number of years, the Board may declare the nominees, Rosemarie Barrios, Sharon Singletary and Mary Slade elected by Acclamation for the 40th Annual Meeting for 2020-2022.

Ms. Bevis made a motion that was seconded by Mr. Crump and unanimously carried to declare the three nominees elected by acclamation.

Adoption of Resolution of IRS Ruling 70-604: Mr. Crump said the Board needs to adopt the resolution for IRS Revenue Ruling 70-604.

Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to approve the adoption of IRS Revenue Ruling 70-604 regarding excess income.

Proposals for Thrip and Pine Beetle Treatment and Pest Management (IPM) - Line #9914: Mr. Crump said Arborwell submitted 3 proposals for the thrip treatment for a cost of \$4,555, the pine beetle treatment for a cost of \$6,200.79 and pest management for a cost of \$4,354.80. He said Arborwell's proposals total \$15,110.59 which needs to be approved by the Board.

Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to approve the proposals from Arborwell for a total cost of \$15,110.59 to be funded from line #9914.

Proposals for Miscellaneous Roof Repairs - El Camino Roof Systems - Line #9946 & #9949: Mr. Crump said El Camino Roof Systems submitted proposals totaling \$23,865 to make necessary repairs and clean up on all of the townhouse and 3-story buildings with the exception of bldgs. 8, 9, 15 & 16 (since they are getting all new shingles) which need to be approved by the Board.

Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to approve the proposals from El Camino Roof Systems for total cost of 23,865 to be funded from lines #9946 & #9949.

Proposal from Precision Concrete Cutting - Line #9928: Mr. Crump said Precision Concrete Cutting submitted a proposal for \$8,972 that they prepared after making an assessment of all the walkways on the property where the concrete has lifted from tree roots and has created trip hazards. The original proposal totaled \$11,215, but if the Board approves the proposal before 2/29/2020 a 20% discount will be applied. This needs to be approved by the Board.

Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to approve the proposal from Precision Concrete Cutting for a cost of \$8,972 to be funded from line #9928.

Authorization for Sunrise Assessment Services to Proceed with Filing Notice of Delinquent Assessments: Ms. Bevis made a motion that was seconded by Ms. Slade and unanimously carried to authorize Sunrise to proceed with filing Notice of Delinquent assessments for APN#s 101-020-030, 101-270-160.

Announcement of Decisions Made in Executive Session at the January 15, 2020 meeting:

Common Area Violation - 387 Imperial Way: Mr. Crump said Ms. Slade made a motion that was seconded by Ms. Singletary and unanimously carried to assess this unit \$50 for the common area violation since it is an infraction of the Architectural Do's and Don'ts.

Authorization for Sunrise to Proceed with Recording Notice of Defaults for TS#s 20639, 20640: Mr. Crump said Ms. Bevis made a motion that was seconded by Ms. Barrios and unanimously carried to authorize Sunrise Assessment Services to proceed with recording 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 Wednesday, April 15, 2020 at 5:45pm for Pre-Board Session, 6:15pm for Executive Session, 6:30pm for Open Forum and 6:45pm for the Regular Meeting.

Adjournment:

There being no further business to come before the Board, the Regular Meeting adjourned at 7:15pm.

Alaina Bevis, Secretary

Date