

CROWN COLONY HOMEOWNERS' ASSOCIATION

41st ANNUAL MEETING

March 27, 2021

President Rick Crump called the meeting to order at 11:10am via Zoom. He announced there will be no ballot counting since the 2 incumbents were appointed by acclamation in February since there were only 2 candidates and 2 open seats.

Introduction of Current Directors:

Mr. Rick Crump, President, Ms. Alaina Bevis, Treasurer, Ms. Mary Slade, Vice President and Ms. Emily Newell, Member

Also Present:

Ms. Rita Nicolas of Common Interest Management Services.

Absent:

Ms. Rose Barrios, Treasurer

Adoption of Resolution for IRS Revenue Ruling 70-604 at the February 17, 2021 Meeting:

Mr. Crump announced that the Board adopted the IRS Revenue Ruling at the February 17, 2021 regularly scheduled meeting.

Financial Report:

Mr. Crump gave the February 28, 2021 unaudited financial report, which reflects a monthly surplus of \$18,967, an ending cash balance of \$2,047,130, of which \$1,838,454 is designated to reserves.

President's Report:

Mr. Crump addressed the owners of projects that included the Covid 19 status and the status of the proposed garage parking structure. He also advised the owners of the upcoming proposed budget and that the increase this coming year is mostly due to increases in utilities. He mentioned the Parking Committee had been formed prior to the Covid 19 breakout and he said hopefully as things open back up, the committee can move forward with meetings. He discussed the status of the amenities and when things may open again. This must be done very carefully for safety precautions. Emergency rules must be put in place and that this is being discussed with attorney for input.

Open Forum:

The Board President answered some questions that were previously submitted to the Board which included installing cameras, he mentioned this was being researched for cost and installation capability, package thefts, which he said owners should look for alternative delivery options to avoid theft; common area lighting, where he mentioned that the lighting in the hallways has to be on 24/7 due to code requirements; walkway bridges that needed to be covered for safety reasons; laundry access at machines rather than machines in clubhouse, where he answered that this was looked into but it would require phone lines in all the laundry rooms which would be a very high cost; and the opening of facilities due to closure from Covid 19, where he replied that the facilities are not ready to be opened due to not being able to be actively monitored and cleaned after each use, and when they are, they must include rules which are being referred to the HOA's attorney for assistance. The Board did not take any questions from the attendees as all questions were to be submitted by noon on Friday the 26th.

Adjournment:

There being no further business to come before the membership, Mr. Crump adjourned the 41st Annual Meeting at 11:30pm and announced the Election of Officers will take place at the April 21, 2021 meeting.

Rick Crump, President

Date