

# CROWN COLONY HOMEOWNERS' ASSOCIATION

## BOARD OF DIRECTORS' MEETING

June 16, 2021

The meeting was called to order via Zoom by President, Rick Crump at 1:05pm.

### **Present:**

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

### **Also Present:**

Ms. Rita Nicolas of Common Interest Management Services.

### **Open Forum:**

A resident from Building 3 submitted a question asking if the Board has looked into solar panels and if they could be used by owner's with electric cars to charge their vehicles. Mr. Crump replied that the Board will be looking to install 900 panels on the proposed parking garage. These should cover 90%+ of the cost of lighting the common areas of the complex but that individual owners should be responsible for the costs of recharging their vehicles. This resident also asked if the Board has discussed any retrofitting of the buildings and Mr. Crump said there was some seismic repairs at the tennis courts after the 1989 earthquake and the thickness of the siding on the buildings is increased when the deck stacks and fire stairs are replaced. He further stated that there is seismic bracing installed when the decks are replaced.

A resident from Building 20 asked that the Parking Committee meetings days and times be posted at least two weeks before any meetings and Mr. Crump said that the Committee working session meetings will be posted on the bulletin boards, in the newsletter when possible, and on the website. He said that at this time, no dates have been scheduled. He said it will most likely be September before meetings may be scheduled.

### **Executive Session:**

No Business

### **Reading, Correcting and Approving Minutes:**

The minutes of May 19, 2021 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, 2021:** The Board acknowledged receipt of the financial statement ending May 31, 2021 as prepared by Bautista & Co., which reflects a monthly deficit of \$100,926.08, an ending cash balance of \$2,154,485.08 and total investments of \$1,982,014.30 which is designated to reserves. Mr. Crump added that the reason for the large deficit is that there was a reserve contribution that was not funded in 2020 due to a shortage in operating at the time.

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:**

***Ratification of Window and Door Installations:*** Mr. Crump said that the Board needs to ratify the installation of doors and windows at 370 Imperial Way #336.

Ms. Slade made a motion that was seconded by Ms. Newell and unanimously carried to ratify the installation of window and door at the unit listed.

***Ratification of Proposal from Ideal Landscape for Asphalt Repairs at Building 2 - Line #9925:*** Mr. Crump said the Board needs to ratify a proposal from Ideal Landscape to make the necessary asphalt repairs at Building 2 for a cost of \$6,950.

Ms. Barrios made a motion that was seconded by Ms. Newell and unanimously carried to ratify the proposal from Ideal Landscape for a cost of \$6,950 to be funded from line #9925.

***Ratification of Proposals from ArborMD Tree Service - Line #9914:*** Mr. Crump said Neil Woolner, who was our contact from Arborwell, opened his own company and proposals were solicited from the new company and the previous proposals from Arborwell that were approved by the Board in February were voided with no issues. The Board needs to ratify the proposals from ArborMD Tree Service for thrip treatment, pine beetle treatment and the IPM for a total cost of \$14,353 which is a savings of \$1,223.

Ms. Slade made a motion that was seconded by Ms. Bevis and unanimously carried to ratify the proposal from ArborMD Tree Service for a cost of \$14,353 to be funded from line #9914.

## **New Business:**

***Legal Services Plan Renewal - Berding & Weil:*** Mr. Crump said Berding & Weil submitted their Legal Services Plan Renewal for a cost of \$1,500 which needs to be approved by the Board.

Ms. Barrios made a motion that was seconded by Ms. Bevis and unanimously carried to approve the proposal from Berding & Weil for a cost of \$1,500 to be funded from line #5025.

***Sales and Leasing Office Renewal Contract - Crown Colony Properties - Line 4260:*** Mr. Crump said Crown Colony Properties submitted their renewal contract for the sales commission which will remain with the same terms which is \$200 for each closed sale side and \$100 for each rental that is implemented which needs to be approved by the Board.

Ms. Slade made a motion that was seconded by Ms. Bevis and unanimously carried to approve the renewal contract with Crown Colony Properties as presented effective July 1, 2021.

## **Announcement of Decisions Made in Executive Session at the May 19, 2021 meeting:**

***Wrong-Way Driving Violation - 395 Imperial Way:*** Mr. Crump said that Ms. Bevis made a motion that was seconded by Ms. Newell and unanimously carried to assess this unit \$100 for the wrong way driving violation due to the safety hazard involved.

***Request to install a Washer and Dryer - 388 Imperial Way:*** Mr. Crump said that Ms. Barrios made a motion that was seconded by Ms. Newell and unanimously carried to approve the washer and dryer installation at this unit contingent upon the owner following the washer and dryer installation guidelines.

## **Time, Date and Place of Next Regularly Scheduled Meeting:**

Mr. Crump announced the next Regularly Scheduled Meeting will be held on July 21, 2021 and time and place to be determined.

**Adjournment:**

There being no further business to come before the Board, the regular meeting adjourned at 1:30pm.

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Rick Crump, President

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Date