

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

January 19, 2022

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, Member

Also Present:

Ms. Rita Nicolas and Maj Messiah of Common Interest Management Services.

Open Forum:

Mr. Crump said an owner from Building 17 inquired about the composting and when was this going to be put in place. Mr. Crump said that the management office would be reaching out to Republic to determine where the bins can be placed and how they would be serviced. Mr. Crump added that a big concern at this time is the attraction of rodents where the bins will be placed.

He said this same owner requested that the garages in the buildings be sanitized and cleaned promptly after any sewer back ups and Mr. Crump agreed and said this would be put in place and that the buildings that have been experiencing current issues would be jettered quarterly to avoid these back ups.

Mr. Crump said an owner from Building 27 asked about the Annual Meeting and the parking garage project. Mr. Crump said the Annual Meeting would take place on Saturday March 19, 2022 at 11:00am via zoom. He said the parking garage project is on hold due to Covid and not being able to conduct meetings in the Clubhouse and the escalated cost of lumber and materials.

Executive Session:

The Board reviewed the Authorization to Proceed with Recording a Notice of Default by Sunrise Assessment Services and made its decision accordingly.

Reading, Correcting and Approving Minutes:

The minutes of November 17, 2021 were approved as written. Mr. Crump voted yes, Ms. Bevis voted yes, Ms. Barrios voted yes, Ms. Slade voted yes and Ms. Newell voted yes. The minutes were unanimously approved.

Giving and Acceptance of Reports:

Managing Agent's Report: The Board acknowledged receipt of the report, which they previously received.

Financial Statement Ending December 31, 2021: The Board acknowledged receipt of the financial statement ending December 31, 2021 as prepared by Bautista & Co., which reflects a monthly deficit of \$82,695.40, an ending cash balance of \$2,276,794.90 and total investments of \$2,113,432.89, 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:

Ratification of Change Order #003 from Cagwin & Dorward - Line #9915: Mr. Crump said that the Board needs to ratify the change order #003 from Cagwin & Dorward for \$4,483 for additional work near the clubhouse pool area, along the pond and near bldgs. 17 & 20.

Ms. Bevis made a motion that was seconded by Ms. Slade to ratify the change order to be funded from line #9915. Mr. Crump voted yes, Ms. Bevis voted yes, Ms. Barrios voted yes, Ms. Slade voted yes and Ms. Newell voted yes. The motion passed unanimously.

Ratification of Proposal from Azure Pool Service for a New Heater for the Clubhouse Pool - Line #9960: Mr. Crump said the Board needs to ratify the proposal from Azure Pool Service for \$8,552 to install a new heater for the clubhouse pool.

Ms. Barrios made a motion that was seconded by Ms. Slade to ratify the proposal from Azure Pool Service for a cost of \$8,552 to be funded from line #9960. Mr. Crump voted yes, Ms. Bevis voted yes, Ms. Barrios voted yes, Ms. Slade voted yes and Ms. Newell voted yes. The motion passed unanimously.

Ratification of Proposal from Silray to Replace Damaged Invertors for Solar Panels at Bldg. 14 - Line #9998: Mr. Crump said the Board needs to ratify the proposal from Silray to replace the damaged Invertors for the solar panels at bldg. 14 for a cost of \$9,780.

Ms. Newell made a motion that was seconded by Ms. Bevis to ratify the proposal from Silray for a cost of \$9,780 to be funded from line #9998. Mr. Crump voted yes, Ms. Bevis voted yes, Ms. Barrios voted yes, Ms. Slade voted yes and Ms. Newell voted yes.

New Business:

Approval of Audit Proposal for year ending 2022 - John Takemoto - Line #5002: Mr. Crump said the Board needs to approve the proposal from John Takemoto to prepare the 2021-2022 audit and taxes for a cost of \$4,950.

Ms. Barrios made a motion that was seconded by Ms. Newell to approve the proposal from John Takemoto for a cost of \$4,950 to be funded from line #5002. Mr. Crump voted yes, Ms. Bevis voted yes, Ms. Barrios voted yes, Ms. Slade voted yes and Ms. Newell voted yes. The motion passed unanimously.

Authorization to Proceed with Recording Notice of Delinquent Assessments for APN #101-130-010, 101-020-140: Ms. Bevis made a motion that was seconded by Ms. Slade to authorize Sunrise Assessment Services to record Notice of Delinquent Assessments for the APN#s listed. Mr. Crump voted yes, Ms. Bevis voted yes, Ms. Barrios voted yes, Ms. Slade voted yes and Ms. Newell. The motion passed unanimously.

Announcement of Decisions Made in Executive Session at the November 17, 2021 meeting:

Request to Install a Washer/Dryer 391 Mandarin Dr.: Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approve the installation of a washer and dryer at this unit contingent upon the owner following all washer and dryer installation guidelines.

Request to Install a Washer and Dryer - 383 Mandarin Dr.: Ms. Newell made a motion that was seconded by Ms. Slade and unanimously carried to approve the installation of a washer and dryer at this unit contingent upon the owner following the washer and dryer installation guidelines.

Reimbursement Assessment Levy 391 Mandarin Dr.: Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to approve the levy a reimbursement assessment cost of \$15,000 to the HOA for restoration of the unit due to pet damage in the unit that also affects the common area.

Authorization to Record Notice of Defaults by Sunrise Assessment Services for TS# 21190: Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to authorize Sunrise Assessment Services to record a Notice of Default 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, February, 16, 2022 and time and place to be determined.

Adjournment:

There being no further business to come before the Board, the regular meeting adjourned at 1:15pm.