

CROWN COLONY HOMEOWNERS' ASSOCIATION

42nd ANNUAL MEETING

March 19, 2022

President Rick Crump called the meeting to order at 11:02am via Zoom. There was no ballot counting since the 3 incumbents were appointed by acclamation in February since there were only 3 candidates and 3 open seats.

Introduction of Current Directors:

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 of Common Interest Management Services.

Adoption of Resolution for IRS Revenue Ruling 70-604 at the February 16, 2022 Meeting:

Mr. Crump announced that the Board adopted the IRS Revenue Ruling at the February 16, 2022 regularly scheduled meeting.

Financial Report:

Mr. Crump gave the February 28, 2022 unaudited financial report, which reflects a monthly deficit of \$31,515.76, an ending cash balance of \$2,319,141, of which \$2,255,839.73 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 announced several projects that are in progress and ones that have been completed like the balcony light installation, the planting improvement plan, the mandatory deck inspections, sewer line back ups and clean ups, the front gate entrance, the revision of the election rules and pet rules, the adoption of a Code of Ethics Policy for owners/residents and the upcoming corridor building renovations. He also advised the owners of the upcoming proposed budget and that the increase of less than 5% this coming year is mainly due to utilities which are expected to increase again. He mentioned he hopes with the Covid cases going down, that meetings will be able to be held at the clubhouse again which will include the Parking Committee which was formed prior to Covid 19.

Open Forum:

The Board President answered some questions that were previously submitted to the Board which included parking rules where Mr. Crump advised the owner that the rules will be discussed when the parking committee meets again, package theft and a request for the HOA to look into ways to prevent theft such as installing cameras. Mr. Crump mentioned installing cameras was researched; however, it is very costly due to requiring every location needing an internet connection. He said owners should look for alternative delivery options to avoid theft.

Another question was a request to extend the clubhouse, gym and pool hours. Mr. Crump stated the hours for weekdays will remain as is for now, however the hours for Saturday may be extended soon to 8pm. He responded to a question about not replacing the hallway carpet with carpeting and instead using another material due to stains. Mr. Crump answered that carpet is the most practical flooring for the hallway, but that a sample will be installed in one of the buildings in the 2nd and 3rd floor lobbies as a prototype to see how it wears before the buildings are done.

Another question was asked about installing a key card system for the front gate rather than have an actual guard and Mr. Crump said the complex is too large to have an access system and vehicles would block the gas station access and it would get very congested. No further questions were addressed by the Board and Mr. Crump thank all who attended.

At this time, Mr. Crump welcomed Mr. Dave Canepa, San Mateo County Supervisor, to the meeting as he was in attendance. Mr. Canepa thanked the Board, owners and management on how well they handled the Covid pandemic the past 2 years and also commented on how the Crown Colony community looked very nice and he misses living here. Mr. Crump thanked Mr. Canepa for attending.

Adjournment:

There being no further business to come before the membership, Mr. Crump adjourned the 42nd Annual Meeting at 11:40am.