

CROWN COLONY HOMEOWNERS' ASSOCIATION

BOARD OF DIRECTORS' MEETING

August 17, 2022

The meeting was called to order by President, Rick Crump at 1:00pm via Zoom.

Present:

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

Also Present:

Ms. Rita Nicolas of Common Interest Management Services

Executive Session:

No Business

Open Forum:

A resident inquired about the elevator at 370 Imperial Way and how it has been out of service several times recently and asked the Board if it would consider approving security to call for service on Sundays and Holidays rather than waiting until the next business day. The Board responded that management replied to the owner's other questions and that at this time any service calls on a Sunday or holiday will continue to be responded to the next business day unless it is an emergency.

Reading, Correcting and Approving Minutes:

The minutes of July 20, 2022 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 July 31, 2022: The Board acknowledged receipt of the financial statement ending July 31, 2022 as prepared by Bautista & Co. which reflects a monthly surplus of \$6,131,92, an ending cash balance of \$2,480,232.47 and total investments of \$2,347,312.31 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 Window & Sliding Door Installation: Ms. Barrios made a motion that was seconded by Ms. Slade and unanimously carried to ratify the installation of a new window and sliding door at 375 Mandarin Dr. #105.

Ratification of Proposal from Ideal Landscape & Concrete - Lines #9711: Ms. Newell made a motion that was seconded by Ms. Bevis and unanimously carried to ratify the proposal from Ideal Landscape & Concrete for a total cost of \$3,950 to replace the entrance stairs at bldg. 10 near units #1 & #2.

Ratification of Proposal from El Camino Roofing for Carport Roof Repairs at Bldg. 27 - Line #9704: Ms. Slade made a motion that was seconded by Ms. Newell and unanimously carried to ratify the proposal El Camino Roofing Company to make the necessary repairs at the carport at bldg. 27 for a cost of \$2,650. Mr. Crump noted that the repairs at the carport roof will require further investigation and is on-going at this time.

New Business:

No Business

Announcement of Decisions Made in Executive Session at the July 20, 2022 meeting:

Authorization to Publish Notice of Default for TS #21399 - 376 Imperial Way: Ms. Slade made a motion that was seconded by Ms. Barrios and unanimously carried to authorization Sunrise Assessment Services to publish 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, September 21, 2022 with time and place to be determined.

Adjournment:

There being no further business to come before the Board, the Regular Meeting adjourned at 1:10pm.