

**CROWN HILLS COMMUNITY ASSOCIATION
OPEN SESSION BOARD OF DIRECTORS MEETING
TUESDAY, JUNE 28, 2011**

CALL TO ORDER: Judy Watson, President, called the meeting to order at 7:00 PM.

BOARD PRESENT:

Judy Watson, President
Shirley Green, Vice President
Mary Welch, Treasurer
Luis Ague, Secretary
Tito Cruz, Member-at-Large

HOMEOWNERS:

23

MANAGEMENT:

Suzette Guzman, CBM
Sheri Lynn Bear, CBM

MINUTES: Minutes of the May 24, 2011 Board of Directors Meeting were approved as written.

HOMEOWNERS FORUM:

Mary Kay Bradford (Lot 292) asked the Board to reconsider their decision regarding the type of watering system Pacific Green has installed with the new planting in the area where the brow ditch repairs have been completed on Hyacinth. She is concerned with the capability of the overhead watering system and feels this will become highly destructive in the future. Judy will talk to Pacific Green regarding this concern. Also, the cell phone that was used in the past for the on-site manager is a necessity and should be turned back on.

Lot 192: Reported residence is parking in the guest parking spaces, again.

Lot 60: Reported that the Flag is not being displayed everyday.

Lot 99: Reported there has been a lot of speeding on Larkspur.

MANAGER'S REPORT: CBM requested approval to move forward with collections on (6) six delinquent accounts.

Mary made the motion to approve (6) pre liens; Luis seconded the motion; all in favor; no opposed; motion approved.

PRESIDENT'S REPORT: Suzette Guzman was introduced as Harold's assistant. We are still waiting on a check from CBM to purchase the new tennis court net; RV gate safety closure has been taken care of; Harold and Sheri Lynn met with Darlene of Clean Sweep to discuss concerns with the quality of services provided and what is expected. A revised contract has been submitted for review. Proposals for electrical issues in the clubhouse kitchen have been requested. Cleaning supplies and a new vacuum cleaner have been purchased for those who rent the clubhouse. A cleaning check list will also be provided. Dewey Pest Control Service will be terminated as of July 15, 2011. The community is looking for one company that is able to take care of all of the pest control needs.

Open Meeting Minutes
June 28, 2011
Page 2

TREASURER'S REPORT: Financials for the month of May 2011 were reviewed. (See attached financial report.)

COMMITTEE REPORTS:

Landscaping – Judy/for Emma The Tennis Court West project is complete. Photos were presented. Hyacinth planting is complete. The Landscape Committee has been authorized to spend \$900 for the purchase and planting of flats to stabilize and prevent soil erosion. There have been several requests for tree trimming, mostly Pines, which cannot be trimmed until fall. Trees along Victoria Park are stressed. Pacific Green is looking into possibly removing them. Doggie stations seem to be working.

Violations – Barbara There has been positive response from those who have received letters. There is one (1) committee position open.

Architectural – Frank Everything is going smoothly. No complaints.

CC&R – Harry Possible changes have been noted, however, there will be no changes made or considered until fall/winter.

Fire Safe and Disaster – Carl was not in attendance.

OLD BUSINESS:

Gopher/Pest Control Proposals: The Board reviewed proposals from Antec and Agricultural Pest Control Services for gopher/pest control services. Antec prices “by the hole”, APCS prices per month. The Board requested more information and additional proposals that are comparable to each other. This will be tabled until next month when there is clarification.

Brush Abatement Proposals: Proposals from Pacific Green and Environmental Land Management were reviewed. Luis had concerns regarding the effectiveness of this process.

Shirley made a motion to accept the proposal from Environmental Land Management in the amount of \$24,950.00; Tito seconded the motion; three (3) votes in favor; one (1) opposed; motion carried.

Insurance for 4th of July Parade: Additional one time coverage for the 4th of July Parade/Event has been purchased and added to our current policy.

Water Well Drilling: Fred Rowe provided information from the County regarding obtaining permits. He has offered to continue obtaining the necessary information if this is something the Board will seriously consider. If it is not, he will not spend any more time on this.

Open Meeting Minutes
June 28, 2011
Page 3

Security Cameras: Security Cameras have been purchased and are ready to be installed.

Parking Lot Striping: Aztec Paving will be restriping the areas in the clubhouse parking lot that were not painted after the repairs were completed sometime after the 4th of July holiday.

Club House Reservation /Cleaning: Cleaning supplies and a new vacuum cleaner have been purchased for those who rent the clubhouse. A cleaning check list will also be provided.

Web-Site: An account with "Blue Host" has been purchased for the new web-site. Mary Davis is setting up the templates and will be meeting with Sheri Lynn when it is ready. Mary recommended asking for assistance with this on-going task as it can be time consuming. Shirley suggested Becky assist with this project if she is interested.

NEW BUSINESS:

Alpine Revitalization Report: Report Attached

Fitness Room Closed for Cleaning: Several complaints with the quality of the cleaning in the Fitness Room have been brought to our attention. This is one of the issues addressed in the meeting with Darlene. It is difficult to clean when the room when it is in use. The fitness room will be closed Mondays and Fridays from 9:00 a.m. to 9:45 a.m. for cleaning.

Storage Lot Paving: The condition of the asphalt in the RV/Storage Lot is in need of attention. Several holes and cracks are obvious. Joe Brunhold has offered to assist Judy with preparing a scope of work of what is needed to request proposals for repairs.

Homeowners' Correspondence:

Lot 59: Has concerns with the condition of the pool. The pool tiles are dirty and do not appear to be maintained properly.

Lot 15: Concerned with the upkeep of the RV/Storage Lot. He has reported a problem with the sewage disposal hose that is leaking on the ground, hose and reel need replacing.

Lot 146: Newsletter print is not readable. Please use a larger font.

Lot 316: Requesting a letter from the Board releasing any responsibility for any damages that may occur to or from the common water/irrigation box located on her property.

Commission of Nominations Committee:

Shirley made a motion to nominate Tom Smith as Chairman of the Nominations Committee; Luis seconded the motion; all in favor; no opposed; motion passed.

Open Meeting Minutes

June 28, 2011

Page 4

MEETING ADJOURNED: Meeting was adjourned at 8:05p.m.

NEXT MEETING: Next Board of Directors Meeting will be held Tuesday, July 26, 2011 at 7:00p.m. in the Crown Hills Community Clubhouse.

Minutes prepared by: Sheri Lynn Bejar

Minutes approved by:

Judy Watson, President