



CRNA BOARD MEETING MINUTES – 11 December 2023

The meeting was called to order at 4:28PM. Board members in attendance: President, Walter Gomez; Treasurer, Bob Crowley; Secretary, Mike Buchanan; Directors-at-Large, David Johnson & Mike Davis. Association members participating included Gail Gomez, Guillermo Yanes, Becky & Dan Delaney, David Chase & Bill Hickey.

October minutes: Approved without change.

Treasurer report: The October & November treasurers' report was presented and accepted by the Board.

- October expenses included monthly recurring fees (landscaping \$2157.47 (monthly maintenance plus improvements), electricity \$100.52, and water \$661.61, Telephone (Wi-Fi) at the gates \$500.00 (5 months)). Other expenses included administrative (annual post office fee) \$166.00, gate maintenance \$134.88, other miscellaneous fees (block party) \$310.51. Additionally, \$20,000 was transferred to the road resealing account.
- November expenses included monthly recurring fees (electricity \$95.26, and water \$316.12). Other expenses included landscape maintenance and improvements \$6002.26 and property taxes \$65.56.
- 2023 dues - Final report. All 2023 dues have been collected. No lien was filed.
- The draft 2024 budget was presented to the board for consideration. It will be approved at the January Board meeting and presented to the members at the 25 January Annual Members Meeting.

Neighbor Inputs: Inputs received by neighbors since the last board meeting are as follows:

- A short-term casita rental in the neighborhood was discovered on Zillow. The member was contacted, and the listing was removed.
- The contractor that repaired a member's driveway failed to clean the debris on Constitution Rd. The member was contacted, and the contractor returned and cleaned the road. Note: Members should contact the design control committee prior to any home improvements.
- It was reported that a light was on at Anthem Gate. This was corrected by reprogramming the gate camera.
- It was reported that a builder had failed to clean up debris on a construction site. The member was contacted, and the debris was removed.
- It was reported that a member was applying white roof coating that is not in accordance with the Design Controls for the neighborhood. After a discussion with the Design Control Committee, review of state law (specifically, Solar Rights act as updated in 2007)

and a google maps observation that a preponderance of the roofs in Coronado Ridge now have white roofs the Board has declined to take action on this issue.

- There has been a spike in reports of missing packages over the last month. If you receive a package in error, please deliver it to the correct neighbor's address or return it to the Fairacres post office for re-delivery. Note the quickest way to notify neighbors of non-HOA neighborhood issues is via the nextdoor.com app. (we have 102 members in the private CRNA group).
- There were no items raised by attending CRNA members.

Committee reports:

- Drainage & Erosion – nothing to report.
- Landscape – A detailed draft “landscaping master plan” was presented to the Board which included the 2024 proposed landscape improvements and budget. Additionally, the idea was discussed regarding the possibility of members assisting the landscape committee by “adopting” the islands near their homes.
- Gates – A discussion regarding member code changes, member secondary codes, vender codes & gate security was held. Ideas and possible options will be presented to the members at the 25 January Annual Members Meeting.
- Design Control
 - Summary of projects submitted to the committee. (**Bold** is updated)
 - 8124 Constitution – new construction
 - 1239 Titania - new construction
 - 8176 Constitution – garage addition
- CC&R – Nothing to report.
- Roads – Nothing to report.

Old Business:

- Board processes, record keeping, and improvements.
 - New e-mail addresses have been established for Board members to separate HOA discussions from personal emails and provide a transferable history of emails as board members change. This effort is currently in a transition period. The following are the Board position's permanent email addresses:
 - President (Walter Gomez) - CRNA.president@outlook.com
 - Treasurer (Bob Crowley) - CRNA.treasurer@outlook.com
 - Secretary (Mike Buchanan) - CRNA.secretary@outlook.com
 - Director 1 (David Johnson) - CRNA.director1@outlook.com
 - Director 2 (Michael Davis) - CRNA.director2@outlook.com
 - 2024 HOA Members meeting:
 - The Picacho Hills Country Club has been reserved for 6 PM on 25 January 2024. Please plan on attending as we need a quorum of 44 members to conduct the meeting.
 - No CC&R or Bylaw changes were proposed for consideration at the 2024 members meeting.

- Both open positions for member voting have a single nomination that will appear on the ballots. as in the past. The elections will include the opportunity for a write-in and/or floor nomination. Declared nominees are as follows:
 - President – Walter Gomez
 - Director-at-Large – Dan Delaney
- The audit Committee financial review plan is being finalized with the treasurer.
- The Ballot & proxy plan for 2024 elections will be the same as last year and promulgated in a separate email with the voting guide and election procedures.

New Business: - None

The meeting adjourned at 6:21 PM / Next Board meeting is scheduled for Monday, 8 January 2024 at 4:30 PM – 1220 Academy Ct