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## CRNA BOARD MEETING MINUTES

February 10, 2020

President Dave Zeemont called the meeting to order at 4:35 P.M.

Board Members present were: President, Dave Zeemont; Secretary, Walter Gomez; Treasurer, Bob Crowley; Director, Mike Buchanan and Director, Al Shawala.

Resident Members present were: Lee Cunningham, Carrie Gaddy and Jan Thune.

**Minutes:** Dave inquired if there were any additions, corrections or deletions to the January 13, 2019 Board Meeting Minutes. There were none so Dave called for a motion to accept the Minutes as presented. The motion was made and seconded and passed without objection.

**Certification/Approval of Annual Meeting Election and Voting Results:** Secretary Walter Gomez reported that 70 Members representing 72 Lots participated in the 2020 Annual Membership Meeting. There were 32 votes in person, 17 by proxy, and 23 by absentee. David Zeemont was elected President with 63 votes; Al Shawala was elected Director at Large with 49 votes; amendments # 1, # 2, and # 3 to the CC&Rs were approved; amendments # 5, # 6, # 7, # 8, and # 9 failed; amendment #10 to the Bylaws was approved and # 11 failed. There were a couple of minor discrepancies that did not affect the outcome of the voting. All the printed ballots were accounted for and the whole process was audited by Rich Corona, Auditing Committee Chair, and he found no areas of concern. Dave called for a motion to accept the election/voting results. The motion was made and seconded and passed with the Secretary recusing.

**Treasurer's Report:** Bob Crowley, Treasurer, presented the January financials. Bob reported that we had 100% collection of the assessments for 2019. There was a gate expense of \$763.60 and Annual Meeting expense of \$118.93 for copies, etc. Other expenses were ordinary expenses. Our balances in our checking and savings accounts total \$83,305.24. Another \$1,000.00 cleanup deposit has been received for an approved construction project. Dave called for a motion to accept the Treasurer's report as presented. The motion was made and seconded and passed unanimously. The reports as presented are attached.

**Drainage and Erosion:** No issues were reported after the recent precipitation. Bob reported that he and Kelly Dickson had met and inspected the area on the west end of Constitution Road that had been reported by a Resident Member last month. There is not much that can be done due to the terrain and topography outside of the Subdivision. Bob assured the Resident that road clearing would be performed on an as needed basis. The boulders that had been moved by 4 wheelers will be repositioned and Kelly volunteered to place additional larger boulders there as a deterrent.

**Landscape:** Committee Chair, Carrie Gaddy, had nothing to report.

**Design Control:** Lee Cunningham, Design Control Committee Chair, provided an update on the concerns previously voiced regarding potential runoff from the Lot under construction on the west end of Constitution. Nobody can definitively say that the builder's plan to control runoff will or will not work. Only time will tell if the plan will be effective. At this time there is nothing that needs to be done and the Design Control Committee will monitor the area. The trellis erected at 8163 Constitution was discussed. The Owner has been contacted and requested to submit a plan to the DCC. DCC will review the submittal and render a decision. The Owner has been very cooperative and we anticipate a quick resolution. The paint color of the garage doors at 8044 Island were discussed. Dave met with the Owners and they are following the recommendations of their painter and allowing additional time for the base coat to cure before applying any top coat. There was some discussion by Members present if this was actually necessary, but Dave stated that we will continue to work with them to reach a resolution.

There was a prolonged and animated discussion regarding paint colors throughout the Subdivision. The question was raised if individuals were expressing personal displeasure with some of the colors or if there were actual violations of the Design Controls. The CC&Rs are clear as to the approved colors; however they do not address trim colors per se. Adding to the confusion is the approved colors for clay tile roofs. There is also the issue of printed color chips not being a true representation of what the color will be once it is applied to a large surface area. The DCC is considering requiring a test paint area before they will issue a final approval of a paint color. The discussion progressed to perhaps defining a new color palette to include trim colors. Several Members present stated that strict enforcement of the paint colors would result in a very drab and boring community. The issue is further complicated in that the colors are in the Design Controls and that section of the CC&Rs cannot be amended per a legal review conducted in 2018. If the paint restrictions are to be strictly enforced going forward, there is the issue of how to handle those residences that are currently not in strict compliance. There cannot be arbitrary, selective or discriminatory enforcement of the CC&Rs. The issue will have to be handled on a case by case basis. A list of CC&R reminders has been compiled and will be sent out to the entire Subdivision. One of the reminders is the requirement that contemplated work, including re-painting, needs to be submitted to and approved by the DCC. Lee will work with the other members of the DCC and formulate policies that will help guide them in making future decisions.

**Gates:** Al Shawala, Gate Committee, reported that currently there are no issues with the gates. Al, Bob Crowley and Mike Buchanan met with Apex Technologies to discuss possible upgrades to our gate entry system. This meeting was to obtain more detailed information and assist in formulating a recommendation on what action should be undertaken. The costs rise dramatically when additional features such as Wi-Fi, cameras, VOIP are added to the project. The newer generation of entry systems are capable of handling a thousand users and our Subdivision consists of 127 Lots. The cost/benefit ratio comes into play and we have to decide if we truly need a new system or if the current system still meets our needs. The current operating system is based on Windows XP and it is not the easiest system to use. The group will continue to investigate and contact other vendors/contractors to ascertain what is available and what is in the best interest of our Association. Any upgrade will necessitate getting internet service to the entry kiosks.

**CC&R Committee:** Currently there is not a Chair for this Committee. Mike DeAntonio relinquished his position in January. Dave informed the Board that Ginger Dickson had contacted him and expressed her desire to Chair the Committee. Dave asked if there were any objections to naming Ginger the Chair. There were no objections so Dave appointed Ginger as Chair. Ginger will select the other members of the Committee subject to approval of the Board.

**Old Business:** The Board lifted the moratorium on enforcing the parking restrictions. None of the three (3) proposed amendments to the CC&Rs concerning parking restrictions passed. The current parking restrictions are therefore in full force and effect. The two pending requests for waiver extensions were approved. The Secretary will inform the requestors that their waivers have been extended/renewed. The Board determined that they will have to come up with criteria for granting waivers in order to be consistent.

There was a heated discussion of the terms “on a regular basis” and “in use” as stated in the parking restrictions portion of the CC&Rs. There was considerable frustration expressed by Members present that the Board has not enforced the parking restrictions. Several Board Members spoke about the problems and issues with enforcing the restrictions as written. It is recognized that the “violators” are in a minority and the majority of the Members are complying with the parking restrictions. Based on the feedback from the Annual Membership Meeting, the Association Membership has indicated that most people want the existing parking restrictions to remain and that they should be enforced. There will not be any drastic or extreme actions taken immediately; however, the Board is legally obligated to enforce the CC&Rs and the Members of the Association are legally bound to comply with the CC&Rs.

The Design Control Committee will provide a list of all submitted and approved projects and keep the Board apprised of the progress on the projects on a monthly basis. This list will be included in the monthly Board Meeting Minutes as part of the Design Control Committee monthly report.

**New Business:** The Board is seeking a volunteer or volunteers to organize the community wide garage sale to be held in May. This will involve setting the date, identifying the participants, and advertising the sale. Interested individuals should contact the Board or a Board Member to volunteer as soon as possible.

There being no further business, Dave called for a Motion to Adjourn. The motion was made and seconded. The motion carried. The meeting was adjourned at 6:27 P.M.

**The next Board meeting will be March 9, 2020 at 4:30 P.M. at 1236 Regency Court.**