



CRNA BOARD MEETING MINUTES

January 11, 2021

This meeting was a virtual meeting conducted on Zoom.

President Dave Zeemont called the meeting to order at 4:31 P.M.

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

Association Members participating were: David Johnson, Margarita & Doug Eddings, Galen & Teresa Treadgold, Jan Thune, Tom & Jeanine Springer, Carrie & Matt Gaddy, Pat & Judy Madden, Will & Laurel Parker, Ginger Dickson, and Lisa & Tony Martinez.

Minutes: Dave inquired if there were any additions, corrections or deletions to the December 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.

Treasurer's Report: Bob Crowley, Treasurer, presented the December financials. For the entire year the amount collected was \$70,125.00. There was a payment of \$275.00 from 2019 that was received in January of 2020. A total of \$235.00 worth of remotes were sold. Gross Profit for the year was \$70,360.00. Bob reviewed the Expenses for 2020. Surplus funds will be moved into the Emergency Fund. The current balance in our savings account is \$111,147.92. Our checking account balance is \$7,050.31. There was a total of \$825.00 overpayment as a result of someone paying their \$550.00 Annual Assessment twice and someone else making an additional \$275.00 payment. Our current assets total \$117,373.23. There are currently \$4,000.00 worth of Builder Deposits. The Road Resurfacing Fund will be \$88,306.92 going into 2021. Dave inquired if there were any questions about the report. There were none so Dave called for a motion to accept the Financial Reports as presented. The motion was made and seconded and passed without objection. The reports, as presented, are attached.

Bob then presented the draft budget for 2021. The Annual Assessment will remain at \$550.00 per Lot. Projected expenses were gone over line item by line item. Landscape Improvement funds that were originally forecast for December 2020 will be rolled over to 2021. To comply with a new State requirement for a financial audit, review or compilation to be performed every three (3) years, \$1,500.00 has been budgeted for 2021. The amount budgeted for gate maintenance includes funds for replacement of the fourth original gate opener and repairs to the gate structures.

Phase 3 roads are due for resealing in 2021. Al Shawala is in the process of identifying a contractor for the project.

After the discussion on the proposed budget, Dave called for a motion to adopt. The motion was made and seconded and passed unanimously. A copy of the budget along with a list of fines and fees, as required by State statute, will be sent to the Membership within fifteen (15) days.

Drainage and Erosion: Bob recapped that cleanup of some of the collection ponds that was done in December. There is some concern about potential runoff due to construction on one Lot, but the Owner has taken steps to prevent such an occurrence.

Landscape: Carrie Gaddy, Committee Chair, shared some preliminary plans for this year. She is contemplating removing the irrigation from a couple of islands on Constitution. Replacement plants for these islands will not be available until sometime in the spring. There are still plans to refresh the landscape rock around the Barcelona Gate entrance. The irrigation systems have been turned off for the year. The water is still on for the fountain at the Anthem Entrance.

Gates: Al Shawala, Gate Infrastructure/Hardware, reported that he and Bob Crowley have been installing air vents in the structures at the Barcelona Gate to prevent/reduce the observed paint peeling. This will also be done at the Anthem Gate.

Design Control: Lee Cunningham, Committee Chair, submitted an update via email that was read by Dave Zeemont. Current projects are listed below:

- 8113 Constitution, new home construction, in progress
- 1229 Titania, rock wall extension, not sure if Completed
- 1220 Sonnet, addition, contract signed with builder, construction not started
- 1200 Sonnet, yard wall extension enclosing 34' X 64' concrete slab, Approved, project not started
- 1208 Vintage, new home construction, Approved
- 1224 Titania, backyard pool, In Progress
- 8166 Constitution, swimming pool construction, Approved
- 8128 Constitution, front patio cover, Approved
- 8152 Constitution, driveway removal and replacement, Completed
- 1229 Titania, solar powered address sign, Approved
- 1201 Regency, solar installation, Approved

A Member brought up a question about a teepee that has been erected in the yard at 8068 Constitution. Dave Zeemont stated that he would coordinate with Lee Cunningham and investigate the report.

CC&R: Ginger Dickson, Committee Chair, did not have anything to report.

Old Business: Walter Gomez, Secretary, gave an update on preparations for the Annual Meeting. Preliminary indications are that we have met or exceeded the quorum requirement to conduct the Annual Meeting. There are still a number of ballots that have been issued but not returned. The ballots will be tabulated on January 27th and the results will be reported during the Annual Meeting on the 28th. The volunteers that will be tabulating the ballots are: David Wright, Rich Corona and Gail Gomez.

The Board discussed the draft agenda for the Annual Meeting and made some changes. The Secretary will notify all the Standing Committee Chairs to prepare a report to present during the

Annual Meeting. It was suggested that the reports cover projections for actions/activities for 2021 versus a recap of 2020.

The Board formally approved a scheduled Estate Sale at 8049 Constitution to be held on January 22 & 23.

The Board granted a three (3) month parking waiver for the Owner/Member at 8009 Constitution.

New Business:

An anonymous letter circulating within the Subdivision was discussed. The consensus is that there should be more input from more Members. The issues brought up in the letter and any considered actions by the Board will be tabled and put before the Membership at the Annual Meeting. The Secretary was directed to add the discussion of the letter to the agenda for the Meeting.

There being no further business, Dave called for a Motion to Adjourn. The motion was made and seconded. The motion carried without objection. The meeting was adjourned at 6:33 P.M.

The next Board meeting will be February 8, 2021 at 4:30 P.M. via Zoom.