



### CRNA BOARD MEETING MINUTES – 31 May 2024

The meeting was called to order at 4:30PM. Board members in attendance: President, Walter Gomez; Secretary, Mike Buchanan; Treasurer, Bob Crowley; Directors-at-Large, Dan Delaney & David Johnson. Association members participating included Gail Gomez, Becky Delaney, Cathy Hickle, Dave Chase, Guillermo Yanes, Carrie Gaddy, Tim Muir & Ann Flatz.

April minutes: Approved without change.

Treasurer report:

- The April treasurer's report (attached) and preliminary May report was presented.
- Dues Status: All but 3 members have paid their dues in full.
- 2024 financial audit, review, or compilation: No updates.

Neighbor Inputs: Inputs received by neighbors at the meeting are as follows:

- Tree blocking view – member requested Board action. The Board and attending members had a robust discussion on CC&Rs, what “view” should be protected & the process for mediation between neighbors, The Board has agreed to contact the neighbor and initiate the conversation. Realizing that now is not the tree trimming season, it is a good time for all of us to survey our trees with the neighbor's view in mind and plan for fall or winter remediation. As the neighborhood landscaping matures this is starting to be a significant issue.

- CC&Rs related to the subject:

- Page 1 Article 1. PURPOSE OF COVENANTS

1. General Requirements. It is the intention of the Declarant, expressed by its execution of this instrument that the lands within the Coronado Ridge Subdivision be developed and maintained as a highly desirable residential area. It is the purpose of these covenants that both the natural and the man-made beauty of the Coronado Ridge Subdivision shall always be protected and preserved insofar as is possible in connection with the uses and structures permitted by this instrument. It is of primary intent that the privacy and views of each Lot in the Subdivision shall be protected insofar as is possible.

- Page 22 Article V of design controls LANDSCAPING AND WALL/FENCES

In order to achieve an attractive and harmonious appearance of landscaping throughout the Subdivision, use of plants native to the region is required for the majority of the landscaping of each Lot. The use of exotic plants foreign to the region, except those proven over time as viable and appropriate, shall not be permitted. Scale, selection, and placement of plants and landscaping materials should be such that one senses the plants and materials have been integrated with the overall design theme of the Subdivision rather than contrast with or overpower it. Furthermore, no Lot shall contain any tree or shrub that, upon reaching maturity, is likely to obstruct the views from any other Lot(s).

Committee reports:

- Audit – Ann Flatz was appointed as the Chair of the Audit Committee.
- Drainage & Erosion – nothing to report.
- Landscape
  - Repair fountain at Anthem Gate – Total cost to overhaul the tile and plaster on the fountain at anthem gate was \$1597.50. This issue was identified between normally scheduled Board meetings and was approved by all Board members via email correspondence.
  - Regency Ct - meter re-installation – The discussion regarding the re-installing of the water meter on North Regency Ct. continued. The discussion included perceptions in understanding of xeriscaping vs drought tolerant landscaping and that both approaches require water. The meter installation on North Regency Ct was approved in a 4 to 1 vote.
- Gates – Anthem Gate entrance motor was vandalized. The motor cover and a control relay were removed on the night of 29 April disabling normal gate operations. Temporary repairs were completed on 3 May and a new motor cover has been ordered. The cost to repair this vandalism was \$677.87. Again, this issue was identified between normally scheduled Board meetings and was approved by all Board members via email correspondence.
- Design Control – Summary of projects submitted to the committee. (**Bold** is updated)
  - 1239 Titania - new construction
  - **1228 Titania - Landscaping**
  - **1212 Regency - tile roof replacement**
  - **1200 Titania – paint**
  - **8175 Constitution – paint**
- CC&R – It was agreed that every Board meeting minutes will highlight a CC&R or bylaw section for awareness. This report covers Article VI Restrictions on Residential Lots, Paragraph 2.B Storage of Vehicles (pg 12) and 2.C. Parking of Vehicles – Specifically paragraph 2 recreational vehicles (pg 13).
  - ARTICLE VI RESTRICTIONS ON RESIDENTIAL LOTS
  - 2. Parking and Storage of Vehicles.

- B. Storage of Vehicles. No campers, recreational vehicles, boats, trailers, commercial-type vehicles, (including construction equipment) or personal vehicles shall be stored on any Lot except in a closed garage, nor parked anywhere in the Common Areas. This shall not apply to non-resident owned repair, roofing, construction, etc., equipment needing overnight storage (parking) to complete a job if stored on a Lot and not in the street, and only while the work is in progress and not on a regular basis.
  - C. Parking of Vehicles. Paragraph 2. Recreational vehicles including campers and RVs may be parked for a maximum of 48 hours in any 7 day period to load and unload. If the need arises to exceed this limit by the homeowner or guest, a waiver must be obtained from the Board.
- Roads – Road maintenance has commenced. Note: Crack seal tar dries in minutes and is safe to drive on once the technicians clear the immediate area. Road seal takes 8-10 hours and these areas will be coned off until they are safe to drive on. Please continue to be patient and support the road crews in this effort.

Old Business: There was no neighborhood garage sale this year due to lack of interest.

New Business: None

The meeting adjourned at 6:48 PM / Next Board meeting is scheduled for Monday, 12 August 2024 at 4:30 PM  
– Location TBD