



CRNA BOARD MEETING MINUTES

October 12, 2020

This meeting was a virtual meeting conducted on Zoom.

President Dave Zeemont called the meeting to order at 4:32 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: Jan Thune, David Johnson, Anna Leuenberger, Lee Cunningham and Ginger Dickson.

Minutes: Dave inquired if there were any additions, corrections or deletions to the September 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 September financials. There were some Annual Assessments collected in September in the amount of \$1,375.00 and sale of remotes in the amount of \$40.00. One outstanding assessment payment in the amount of \$275.00 has been paid and another one in the amount of \$275.00 will be paid by a title company as part of a closing/mortgage refinancing. All Annual Assessments should be collected by the end of this month. Net Income for the month was a negative \$35.23. All other expenses were the normal monthly expenses. The total in the checking and savings accounts is \$133,960.70. There is still a total of \$3,000.00 in builder cleanup deposits. One deposit will be refunded since the construction project has been completed. Plans are to transfer \$20,000.00 to the Road Reserve Fund before the end of the year. Dave called for a motion to accept the Treasurer's reports for August as presented. The motion was made and seconded and passed without objection. The reports, as presented, are attached.

CC&R: Ginger Dickson, Committee Chair, presented the revised proposed amendment to our CC&Rs regarding short-term rentals such as Airbnb and VRBO (Vacation Rental By Owner). The revisions were suggested by the Board at last month's meeting and also from some additional research by the Committee. The Board approved the revised draft and directed Ginger to provide a clean copy of the proposed amendment so that it could be submitted to our Lawyer for a review. Dave called for a motion to send the proposed amendment to our Lawyer for review. The motion was made and seconded and passed without objection. The review should be completed prior to next month's meeting. The proposed amendment will be on the ballot for the Annual Membership Meeting.

Landscape: Al Shawala reported that Carrie Gaddy, Landscape Chair, has placed flags indicating where replacement plants will be planted. Dave reported that he had been in contact with Carrie and

that she will be performing a survey of the Subdivision to identify areas where vegetation overgrowth should be trimmed or removed. Several of the islands on Constitution are overgrown and AI reported that Carrie has plans to redo them, possibly with rock.

Drainage and Erosion: Plans are still be made to clear/cut vegetation in some of the major collection pond within the next 2 – 3 months. Costs are estimated to be in the \$1,000.00 to \$1,500.00 range.

Gates: Al Shawala, Gate Infrastructure, presented the latest quote for having the gates repaired and powder coated. There was some discussion regarding the funding for this work. It was decided that the money placed in the budget at the last Annual Membership Meeting could be used. Emergency funds are also available if needed. The consensus is that the gates are in need of repair and that the work should be done. Bob stated that he could transfer funds as necessary. AI will get the paperwork from the contractor so that Dave can sign the quote to effect the contract.

AI also stated that he would like to install a wind sensor on the Barcelona Gate to prevent excessive wind load on the gates on windy days. There is already a wind sensor installed on the Anthem Gate. The cost would be \$1,543.96.

AI also informed the Board that there is a new generation of Siren Operated Sensor (SOS) available that responds to all siren tones, wail and yelp, that he would like to install. This would more readily allow emergency responders access to our Subdivision. We have had numerous instances where emergency response vehicles' access to the Subdivision were delayed due to the current system not responding to their sirens. The installed cost of this upgrade would be \$2,055.77.

After some discussion Dave called for a motion to approve all the expenditures that AI had presented. The motion was made and seconded and passed without objection.

Design Control: Lee Cunningham, Design Control Committee Chair, emailed the Board and provided an update on projects in the Subdivision. Current projects are listed below:

- 8096 Constitution, new home construction, in progress
- 8113 Constitution, new home construction, in progress
- 8144 Constitution, addition, Completed
- 1229 Titania, rock wall extension, not sure if completed
- 1220 Sonnet, addition, contract signed with builder, construction not started
- 8163 Constitution, trellis removed, rock wall extension Approved, completed
- 1200 Sonnet, yard wall extension enclosing 34' X 64' concrete slab, Approved, project not started
- 1208 Vintage, new home construction, preliminary drawings submitted, formal proposal not submitted
- 1224 Titania, backyard pool
- 1225 Academy, house repainting, main color approved, trim color not approved
- 8010 Constitution, house repainting, DCC has requested samples to be painted on house prior to approval
- 8166 Constitution, swimming pool construction, Approved
- 8128 Constitution, front patio cover, Approved
- 8152 Constitution, driveway removal and replacement, Approved; requires temporary parking waiver (dates to be determined), parking waiver Approved by Board
- 1228 Academy, solar installation, Approved
- 1229 Titania, solar powered address sign, Approved

There were no other committee reports.

Old Business: Dave Zeemont gave an update on several of the CC&R violation complaints that the Board had received. All the issues have been resolved with the exception of the two exterior lighting complaints. Dave has not been able to meet with the Owners to discuss the complaints with them.

Mike Buchanan and Lee Cunningham presented the draft Board Directive on painting to/for the Design Control Committee. The directive addresses trim colors and accent colors. Time will be allowed for the Board Members to review the draft and provide additional input before the Directive is finalized and published.

Bob Crowley informed the Board that he had not updated the CC&R Reminder Notice since he was waiting on the Painting Directive to be drafted to avoid any potential conflicts between the two documents.

Al Shawala addressed the speed limit signs that were approved for purchase and installation on the gates. Several of the Board Members drove through the Subdivision at 25 mph and are of the opinion that speed is excessive and still poses a hazard to pedestrians. The consensus is that the limit should be 20 mph and that an additional sign be installed warning drivers to watch out for pedestrians. The signs will be installed on posts within the Subdivision in close proximity to the gate entrance. They will not be installed on the gates. Dave called for a motion to purchase and install the required signs. A motion was made and seconded and passed without objection.

Walter Gomez gave an update on preparations for the Annual Meeting. Two incumbent members of the Board have announced they are seeking reelection. They are: Bob Crowley, Treasurer, and Mike Buchanan, Director at Large. To date we do not have a declared candidate for Secretary. To date no proposed amendments to the CC&Rs and/or Bylaws have been submitted. Notices for candidates to declare and soliciting proposed amendments will be sent out periodically for the remainder of the month of October. There has been no clear decision on who will tabulate the ballots. The Audit Committee had been approached and had agreed to assist with the tabulation; however, Dave Zeemont stated that he objected to them both auditing the Treasurer's records and tabulating the ballots. Dave stated that he would approach some Members to assist with the tabulation.

New Business: The Board discussed two complaints that they had received. One complaint was on vegetation on what they thought was Association property and the other was on vehicles being parked in the driveway.

The complaint on vegetation has already been addressed and resolved.

The parking complaint was discussed and all the previous arguments pro and con on enforcement were resurrected. The CC&R Reminder Notice, previously discussed, addresses the existing parking restrictions and once it is revised it will be sent to the entire Membership. The Member making the complaint was invited to submit a proposed amendment to the parking restrictions that could be presented to the Membership for voting at the Annual 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 6:40 P.M.

The next Board meeting will be November 9, 2020 at 4:30 P.M. via Zoom.