



CRNA BOARD MEETING MINUTES – 09 October 2023

The meeting was called to order at 4:30PM. Board members in attendance: President, Walter Gomez; Treasurer, Bob Crowley; Secretary, Mike Buchanan; Directors-at-Large, David Johnson and Mike Davis. Association members participating included Gail Gomez, Carrie Gaddy, Cathy Hickle, & Guillermo Yanes.

Neighbor Inputs: Inputs received by neighbors since the last board meeting are as follows: No inputs.

August minutes: Approved without change.

Treasurer report: The August and September treasurers' report was presented and accepted by the Board.

- August expenses included monthly recurring fees (landscaping \$1083.13, electricity \$87.30, & water \$2038.64, and "other miscellaneous \$104.37)
- September expenses included monthly recurring fees (landscaping \$1083.13, electricity \$95.26, and quarterly gate maintenance \$730.27). Note the September water bill was not received in timely manner and will be reflected in the October expenses.
- The 2023 dues report was updated; one member has an outstanding \$50 late fee for 2023 dues. Member is in jeopardy of a lien being filed and the member's voting privileges being suspended for failure to pay.
- Water bill update: The failure at two different locations (Regency Ct and Island Ct) caused a significant spike in our water bill. The failure has been identified and rectified: All twelve water valves and solenoids have been replaced at a cost of \$1073.20.

Committee reports

- Drainage & Erosion – The Committee was contacted regarding removal of dirt in the retention basin on Constitution Rd. & Sonnet Ct. at no cost to the HOA. After initial discussion no further contact has been made by the individual.
- Landscape –A detailed discussion regarding landscaping projects, priorities and funding was held. Summary: The landscaping committee prioritized the gate entry projects in the spring due to security needs (cut back of vegetation blocking cameras and private property signage) and improvement opportunities. The remaining budget provided funding for either the Island improvements on North Regency Ct and Island Ct or rock placement along Constitution Rd across from Sonnet Ct. Extreme Landscaping (our landscape maintenance company) has agreed to cut back and maintain the community property along Constitution with no change to the contract. An initial significant effort was completed by them on Monday 9 Oct. The collective decision was made to continue with the island upgrades and defer the placement of rock on Constitution Rd.
- Gates – Gates are in normal operations with no issues. One of the four cameras has failed and has been replaced. Gates were programmed to open for realtor open house events the last couple weekends for 3-4 hr. periods.

- Design Control
 - Committee vacancy: The position was filled shortly after the August Board meeting. Wade Warthen replaced Ed Camden with unanimous Board consent.
 - Summary of projects submitted to the committee. (**Bold** is updated)
 - 8124 Constitution – new construction
 - 1239 Titania - new construction
 - **8176 Constitution – garage addition**
 - **1220 Academy – house paint - complete**
 - **8072 Constitution – back patio construction**
 - **1208 Verona – rock wall extension**
 - **1228 Goldeneye – gazebo addition**
- CC&R – Nothing to report.
- Roads – Efforts have begun to identify companies for the 2024 road seal project. Both phase 1 and 2 road were last sealed in 2018.
- Old Business:
 - Board processes, record keeping, and improvements.
 - Microsoft 365 “family” update: This action was paused due to Board concerns regarding adding Microsoft 365 to existing Office software on Board members personal computers and the inability to uninstall later. After discussion, we will move forward with this project and individual Board members will utilize positional email addresses after the December Board meeting and add the Microsoft 365 software based on their personal preference. Total cost is \$99/year.
 - The HOA block party on 30 September: We had a good turnout with approximately 45 members attending. Board discussion included the possibility of hosting two events next year and the Board is open to member input on ideas, dates, and location.
 - 2024 HOA Members meeting:
 - CC&R changes: any proposed changes need to be submitted no later than 1 November to give the CC&R committee time to review and provide feedback.
 - Board member election nominations: There are two open positions for consideration at the 2024 Members meeting (President & Director-at-Large). Nominations need to be submitted no later than 1 December to be placed on the printed ballots.
- New Business
 - As required by state law, the HOA is required to perform a financial review, compilation, or audit in 2024. The last compilation was completed in 2021.
 - An effort has been initiated to secure the Picacho Hills Country Club for the January 2024 Members meeting. Date TBD.
 - The contract for gate maintenance (APEX) and landscape maintenance (Extreme Landscaping) are due for renewal in March 2024.
- A review of the next two months’ schedule indicated no urgency for a November meeting.

Adjourned at 6:30 PM / Next Board meeting is scheduled for Monday, 11 December at 4:30 PM – 1220 Academy Ct