



CRNA BOARD MEETING MINUTES

September 14, 2020

This meeting was a virtual meeting conducted on Zoom.

President Dave Zeemont called the meeting to order at 4:42 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 and Ginger Dickson.

Minutes: Dave inquired if there were any additions, corrections or deletions to the August 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 August financials. There were some Annual Assessments collected in August in the amount of \$1,925.00 and sale of remotes in the amount of \$20.00. There are still 2 delinquent accounts that owe for the second half of the Annual Assessment. Bob has been in contact with one of the Members and has sent a hard copy statement to both of the delinquent parties. Bob has also received overpayments in the amount of \$825.00. There was an expense of \$3,975.42 for the replacement of the exit gate opener at the Anthem entrance/exit. This was a planned expenditure that was discussed and approved at last month's meeting. Net Income for the month was a negative \$3,583.89. All other expenses were the normal monthly expenses. The total in the checking and savings accounts is \$133,995.93. There is still a total of \$3,000.00 in builder cleanup deposits. 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.

Drainage and Erosion: Bob reported that there were no issues with runoff from the recent precipitation. There is always a small amount of silt deposited on the roadways, but nothing that has required any cleanup. There is some vegetation cleanup in some of the ponds that still needs to be scheduled.

CC&R: Ginger Dickson, Committee Chair, discussed elements of a proposed amendment to our CC&Rs regarding short-term rentals such as Airbnb and VRBO (Vacation Rental By Owner). The Board is taking a proactive position to restrict these types of rentals to protect property values. The Board requested that the CC&R Committee draft the amendment and have it ready for presentation at the October Board Meeting. Once the Board approves the draft amendment it will be sent to our Attorney for a legal review. The goal is to have an amendment ready prior to the Annual Membership Meeting date so that it can be voted on by the general Membership.

Gates: Al Shawala, Gate Infrastructure, presented elements of a second bid on repainting and repairing the gates. This quote differs in that the gates would be powder coated instead of being repainted. The scope of work would include the walk-in gates and sections of fencing. The bid is for \$6,426 with a two week turnaround time. This quote also requires a 50% deposit prior to any work being started. Al will email the quote to the other Board Members for consideration. The previous bid presented last month from another vendor was for approximately \$8,000. Mike Buchanan had obtained a third quote of \$3,800 just to remove and sandblast the gates and prep them for painting. The Board instructed Al to continue negotiations with the vendor and have a contract drawn up for approval.

Al also presented a quote from our gate maintenance contractor for the purchase and installation of strobe light sensors for our gates. This would detect the strobe lights on an emergency vehicle and open the gates. This would be in addition to the current siren operated sensors that are in service at both gates. The cost for the sensors and their installation would be \$3,232. The Board decided to table this item till the October Meeting.

There was a discussion on getting internet service to the gates. Bob Crowley volunteered to pursue possible solutions.

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, in progress, requested addition of wrought iron fencing, DCC requested drawing depicting height and location before approving
- 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, reviewing drawings

There were no other committee reports.

Old Business: Dave Zeemont and Bob Crowley will follow up with homeowners that the Board has received complaints on. These include visible construction debris, and exterior lighting that does not conform to the CC&Rs.

The Board discussed updating the CC&R Reminder Notice to emphasize color approval and fireworks usage. Bob Crowley will amend the notice and it will be sent out to the Membership.

Mike Buchanan will draft up a guidance directive from the Board to the Design Control Committee referencing appropriate trim and/or accent colors in time for the October Board Meeting. This will be done with input from Lee Cunningham, DCC Chair.

The Board discussed possible dates for the Annual Membership Meeting in January and decided on January 28th.

Voting will be able to be conducted via Proxy ballot and Absentee ballot. Ballots can be picked up, hand delivered or mailed.

Proposed amendments will also be reviewed by the CC&R Committee per discussion and decision made at the 2020 Annual Meeting.

Volunteers will be needed to tabulate the ballots. Jan Thune volunteered to be one of the volunteers.

The Secretary will coordinate the necessary preparations and actions in advance of the Annual Meeting. Periodic updates will be sent out to the Membership to keep everyone informed and to maximize participation.

New Business: The Board discussed the vegetation that is encroaching on the curbing and pavement on Constitution along Pond C (the large pond at the end of Sonnet) and also directly across the street from the pond. It was decided that Dave Zeemont will get with Carrie Gaddy, Landscape Chair, and have maintenance of this area added to the scope of work for our landscape Contractor (Extreme Landscaping).

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 6:31 P.M.

The next Board meeting will be October 12, 2020 at 4:30 P.M. via Zoom.