

**CROW CANYON HOMEOWNERS ASSOCIATION
ANNUAL MEETING
BOARD MEETING
MINUTES
NOVEMBER 20, 2025**

Call to Order

The Meeting was called to order at 7:05 pm by Board President Peter Geddis. Directors present included Santosh Kumar, Kent Foo, Dick Lloyd and Bernice Pelicas. Community Manager Jennifer Tavares of Homeowner Association Services was also present. Twelve Homeowners were present in person/via Zoom.

Annual Meeting

As there were only three (valid) statements received for the three open positions on the Board, the three candidates were seated via acclimation:

Peter Geddis
Dick Lloyd
Shantosh Kumar

IRS Resolution 70-604 to forward any excess Operating funds to Reserves at the conclusion of the fiscal year was passed, **(MSC) 5-0.**

Board President Peter Geddis provided a highlight of community events and activity from 2025.

Minutes

The Board reviewed the meeting minutes; **(MSC) 5-0:** to approve the Board and Executive Meeting Minutes from September 2025.

Financials

The Board reviewed the financials from September 2025.

New Business

1. The Board approved the tree maintenance proposal from Tree West, \$25,980.00, Reserves **(MSC) 5-0.**
2. The Board reviewed a proposal from Artistic for V-Ditch repair on the Shoshone side. Board will walk with vendor.
3. The Board approved permanent lighting installation at entry monuments, \$10,467.00, Artistic, Reserves, **(MSC) 5-0.**
4. The Board reviewed a proposal for root trim and barrier, 2106 Oneida Tree West, \$1525.00, Reserves, **(MSC) 4-0-1.** Abs. Pelicas
5. The Board reviewed law changes for 2026; the manager will draft Operating Rule Changes for AB130 and SB770, **(MSC)5-0.**
6. The Board ratified the following invoices: **(MSC)5-0.**
 - PMS – 2184 Oneida, trim repairs, \$270.00, Reserves
 - 131Shoshone Cir, escrow repair, \$990.00, Reserves
 - Artistic – Clock g sprinklers, \$380.00, Reserves
 - 2160 Oneida mainline, \$1825.00, Reserves
 - Waves Above, drain replacement, \$880.63 Reserves
 - Jones Bee Service, pest removal, \$7632.00 Reserves
 - C&J Fencing – change orders, \$18,061.00, Reserves

Logs Were Provided for Review

Homeowner Forum

Homeowner discussion topics included landscape questions.

Adjournment

The meeting was adjourned at 7:56 pm.

Next Meeting

The next meeting will be held in January 2026 at 7:00 pm.

Secretary