

**CROW CANYON HOMEOWNERS ASSOCIATION
ANNUAL MEETING and
BOARD MEETING
MINUTES
NOVEMBER 21, 2024**

Call to Order

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

Annual Meeting

As there were only two statements received for the two open positions on the Board, the two candidates were seated via acclimation:

Kent Foo

Bernice Pelicas

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

Minutes

The Board reviewed the meeting minutes; **(MSC) 5-0**: to approve the Regular and Executive Board Meeting Minutes from September 2024.

Financials

The Board reviewed and approved the financials from September - October 2024, **(MSC) 5-0**. President Peter Geddis discussed the 2025 Reserve Study with the membership.

New Business

The Board reviewed landscape proposals from Artistic: Clock A, Clock B, Clock C = \$11,351.00, from Reserves, **(MSC) 5-0**.

The Board discussed potential lawn replacements and drainage repairs but will handle these on a case by case basis.

The manager advised that due to weather conditions, door refinishing will be held until June 2025.

The Board ratified the following expenses, **(MSC) 5-0**:

Tree West – emergency prune, \$650.00, Reserves

PMS – mailbox replacement, \$190.00, Reserves

Pro Elections – 2025 election, \$844.00 Reserves

Artistic – overseeding, \$1625.00, Ops

Artistic – main line, \$2095.00, Reserves

Artistic – valve, \$450.00, Reserves

Artistic – lateral, \$845.00, Reserves

Artistic – additional plants for CC monument, \$1300.00 Reserves

Artistic - plant replacement, \$85.00, Ops

Artistic – valve, \$450.00, Reserves

Artistic – lateral, \$590.00 Reserves

Artistic – Grub Treatment Shoshone, \$525.00

Artistic - Grub Treatment Onieda, \$750.00

Artistic – lateral, \$920.00, Reserves

Painting and Repairs, BCS

Change Orders #5-12: \$76,198.40 Reserves

Progress Payment \$109,133.43 – includes Change Orders 1/2

Painting and Repairs, Varsity

Entry Gates, \$12,800.00

Pool Gates, \$5900.00
Progress Payment \$93,520.00

Homeowner Forum

Homeowner discussion topics included questions regarding an aged roofing project within the community and Architectural procedures.

Adjournment

The meeting was adjourned at 8:10 pm.

Next Meeting

The next meeting will be held on Thursday, January 16th, 2025 at 7:00 pm.

Secretary