

**CROW CANYON HOMEOWNERS ASSOCIATION  
ANNUAL AND REGULAR BOARD MEETING  
MINUTES  
NOVEMBER 16, 2023**

**Call to Order**

The Meeting was called to order at 7:01 pm by Board President Peter Geddis. Directors present included Laura Ferree, Kent Foo, Ron Johnson\* and Dick Lloyd. Community Manager Jennifer Tavares of Homeowner Association Services was also present. Twelve Homeowners were present in person/via Zoom.

\*Arrived after the start of the meeting

**Annual Meeting**

- a. Board President, Peter Geddis, gave a report of the status of the community for 2023.
- b. Election: Three terms are expiring, Ron Johnson, Peter Geddis and Dick Lloyd. With only three nominations for three positions, ballots were not sent out; the candidates who submitted nominations are elected via acclimation. Peter Geddis and Dick Lloyd were re-elected; Shantosh Kumar was elected and will serve to 2025.
- c. Vote on the IRS Resolution which states that any excess income over expenses will be transferred to the Operating for Reserves account in order to reduce taxes owed. MSC: To approve the IRS Resolution, 4-0.
- d. President Peter Geddis thanked outgoing Director Ron Johnson for his dedication to the community and presented him with a plaque for his tenure as a Director.

**Minutes**

The Board reviewed the meeting minutes; **(MSC) 4-0**: to approve the Regular and Executive Board Meeting Minutes from September 21, 2023 (with correction).

**Financials**

The Board reviewed and approved the financials from September 2023, **(MSC) 4-0**.

- President Peter Geddis presented the 2024 Budget with no dues increase.

**Discussion**

- 2024 Projects: EL Cap fence, berm areas; paint prep & repair work/painting
- Parking enforcement beginning in early 2024
- New landscape vendor – Artistic, will begin January 1, 2024

**New Business**

1. The Board discussed a request from an owner who requested that the Association consider providing an option for earthquake insurance to owners. No motion was made.
2. The Board reviewed a proposal for spring color from Jensen. No motion was made.
3. The Board reviewed a maintenance repair for fence replacement at 215 Powhattan Court, \$2880.00, PMS from Reserves, **(MSC) 4-0**.
4. The Board reviewed a maintenance repair for dry rot repair at 302 Rappahannock Court, \$7900.00, PMS from Reserves, **(MSC) 4-0**.
5. The Board reviewed a maintenance repair for fence replacement at 215 Powhattan Court, \$3550.00, PMS from Reserves, **(MSC) 4-0**.
6. The Board reviewed bids from Artistic for landscape improvements along El Capitan and at the monuments (entrances) \$3290.00/\$2400.00 for installation after Jan 1- 2024, **(MSC) 4-0**.

DRAFT

7. The Board ratified the following invoices: **(MSC) 5-0.**
  - a. Tree root pruning -225 Oneida Cir, \$760.00, Tree West, from Reserves
  - b. Main line repair, Jensen, \$850.00 from Reserves
  - c. Dry rot repair -131 Shoshone, PMS, \$5690.00, Reserves
  - d. Dry rot repair - 2231 Oneida Circle, PMS, \$1960.00, Reserves
  - e. Sprinkler repairs behind 302 Rappahannock Court, Jensen, \$592.48, Reserves
  - f. Dry rot repairs – 2157 Shoshone Circle, PMS, \$960.00, Reserves

**Homeowner Forum**

Homeowner discussion topics included concerns regarding asphalt conditions on Shoshone; ground leveling near benches in Shoshone park and berm improvement.

**Adjournment**

The meeting was adjourned at 7: 51pm.

**Next Meeting**

The next meeting will be held on Wednesday, January 18, 2024 at 7:00 pm.

---

Secretary