

Crescent Valley Association
Board of Directors Open Meeting Minutes
October 11, 2023 @ 6:00 p.m.
1-669-900-6833 ID: 273 834 9570

Email colleen@pandgmanagement.com should you like to attend

Location: VIA ZOOM video-conference

Board Members:

Yvonne DeSena	President	Present
Erica Hickman	Secretary	Present
Vacant	Treasurer	

Management: Colleen McGuire, P&G Association Management, Community Manager

Call to Order & Establishment of Quorum

Approval of Minutes –Yvonne DeSena motioned to approve. Erica Hickman 2nd.

- July 19, 2023

Homeowner Forum – 9504 Log Jam arrived for an executive meeting that was already concluded. Management gave him clarity on the situation.

Review of the Financial Report – Erica Hickman motioned to approve the financials as presented. Yvonne DeSena 2nd.

- July & August 2023

Old Business-

Management informed Board there are appx. 14 homes left to complete the painting project in the community. No action needed.

- Discussion and of Consideration of remainder of homes to be painted.

New Business

- Discussion and Consideration of the Bainbridge Review and Tax proposal- Management disclosed that the auditors increased the tax preparation by \$50.00 and the review by \$100.00. They have not raised their prices for a long time. Yvonne DeSena motioned to approve. Erica Hickman 2nd.
- Discussion and Consideration of the 2024 Budget Approval – Management discussed at the end of 2024 according to our recent Reserve Study we will be 42.17% funded. The Board understands that his funding strategy is off course from our prior reserve specialist. Yvonne DeSena motioned to accept the budget with no increase in 2024. Erica Hickman 2nd.
- Discussion and Consideration of updating R&R – Erica Hickman would like more clarification added to the Rules and Regulations on homeowner responsibility to the front yards. Yvonne DeSena motions to table and she will make corrections to the landscape area in the R&R and run verbiage by the Board. This is now an email vote. Erica Hickman 2nd.
- Discussion and Ratification of the updated Architectural Rules & Regs – Yvonne DeSena motioned to ratify. Erica Hickman 2nd.
- Discussion and Ratification of the calendar of meetings per email approval – Yvonne DeSena motioned to approve. Erica Hickman 2nd.

- Discussion and Consideration of 2024 Garage sale – Yvonne DeSena motioned to table until the January meeting and find out when Mountains edge holds their annual garage sale, so we can have ours at the same time. Erica Hickman 2nd.
- Discussion and Consideration of implementation of Cyber Insurance – Yvonne DeSena motioned to table this item, and get (3) bids for the minimum required for the community. This will be an email vote. Erica Hickman 2nd.

Updates

- Lighting inspection done on 9.12.23

Homeowner Forum -None.

Schedule Next Meeting

- Pending Board availability – Wednesday January 03, 2024 -6:00pm

Adjourn – Yvonne DeSena motioned to adjourn at 7:01. Erica Hickman 2nd.

Accepted

Date