

**TEMECULA CROWNE HILL COMMUNITY ASSOCIATION  
EXECUTIVE SESSION BOARD OF DIRECTORS MEETING  
April 23, 2024  
NOTICE and AGENDA**

The executive session meeting will be held at Avalon Management –  
43529 Ridge Park Drive, Temecula, CA. and virtually.

**Executive Session: Call to Order**

**6:00PM**

**APPROVAL OF PRIOR MEETING MINUTES**

- A. February 27, 2024 Executive Session Meeting Minutes and March 6, 2024 Special Executive Session Meeting Minutes.

**COMPLIANCE MATTERS**

- A. CC&R Enforcement Hearings
  - i. Account #5257811 correspondence
  - ii. Account #5257418 extension request
- B. Violation Inspection List

**LEGAL/COLLECTION REPORT**

- A. Monthly Legal Status Reports
  - i. Account #5258080 Settlement Offer.
  - ii. Account #5257539 Legal recommendation
  - iii. Review demand letters from Flanagan Law
  - iv. Account #5257160 Legal recommendation
- B. Aged Accounts Receivable

**NEW AND UNFINISHED BUSINESS**

**HOMEOWNER CORRESPONDENCE**

- A. Arc Committee member resignation letter
- B. Account #5257725 Homeowner complaint
- C. Account #5257666 Homeowner request for 6 month extension
- D. Account #5257509 Homeowner request
- E. Account #5257553 Request
- F. Account #5257208 Request

**ADDITIONAL BUSINESS**

The Board may, at its discretion, take any time here if it wishes to discuss any of the following: Contract Matters, Legal Matters, Member Compliance Issues, and Personnel Issues. This is for discussion only; no decision may be made unless it is an emergency and approved to be added to the agenda.

Next Scheduled Meeting: The next Board of Directors Meeting date May 28, 2024.

Adjournment

*The information contained in this report is confidential and is intended for the sole use of the members of the Board of Directors. NOTE: This meeting is closed to the membership per Civil Code §4920. This notice is required per Civil Code §4920*

**TEMECULA CROWNE HILL COMMUNITY ASSOCIATION  
GENERAL SESSION BOARD OF DIRECTORS MEETING  
April 23, 2024  
NOTICE and AGENDA**

The open session meeting will be held at Avalon Management 43529 Ridge Park Drive, Temecula, CA. and virtually: To connect via a web enabled device click on this link: <https://us06web.zoom.us/j/88311158544>. To connect via phone please call 669-900-6833, enter in the meeting ID: 883 1115 8544 For assistance with technical problems before and during the meeting you may call: (951) 600-8810 or email: [Zoom@AvalonWeb.com](mailto:Zoom@AvalonWeb.com)

**Call to Order:**

**7:00PM**

**ANNOUNCEMENT OF PRIOR MEETING MINUTES**

- A. Announcement of Prior Executive Session Meeting held April 23, 2024.

**CONSENT CALENDAR**

- A. Review and Approval of February 27, 2024 meeting minutes. **(Pgs. 3-5)**  
B. Review and Approval of the February/March 2024 Financial Report  
C. Check approvals in accordance with Civil Code 5380.

**COMMITTEE REPORTS**

- A. Architectural/Landscape Committee Reports/Appointment  
B. Landscape March 2 meeting notes, TLC monthly reports/Requests/Proposals  
1. Proposal from Total LandCare to repair the walkway in Serpentine Park  
2. Proposal from Total LandCare to install hedge at Flower Hill Park  
3. Proposal from Total LandCare for Spring color change in the amount  
4. Proposal from Total LandCare to upgrade entry monuments

**Requests**

1. 42091 Majestic Ct request  
C. Social Committee Update  
D. Safety Committee Update  
E. Finance Committee Update

**NEW BUSINESS**

- A. 42301 Harwick Ln architectural appeal  
B. Ratify approval of the gazebo lighting and power location from IE Lighting and Electrical  
C. Consider approval of liens due to past due assessments  
D. Review and consider Resolution to Foreclose Assessment Lien  
E. Review and approve 2023 Financial Review  
F. Review and consider Level 2 Reserve Study from McCaffery  
G. Flock Safety cameras annual renewal fee will increase to \$2,500 per camera

**UNFINISHED BUSINESS**

- A. Review and consider request from homeowner

**HOMEOWNER CORRESPONDENCE**

**MEMBERSHIP PARTICIPATION (3 Minutes per Home)**

**ADDITIONAL BUSINESS**

Next Scheduled Meeting: The next Board of Directors Meeting date is May 28, 2024.  
Adjournment