

BOARD OF DIRECTORS
February 22, 2017
Crosswoods Meeting Room

I. PRELIMINARY

A. President Richard Ashby called the meeting to order at 6:00p.m.

B. Roll Call:

Board of Directors: President, Richard Ashby; Vice President, Sherry Firehock; Treasurer, Margarita Orozco; Secretary, Judith Ann Childress; Directors, Roland Morshead and Don Dillon
Director Absent: Rudy Di Massa

Staff: Paul Schorno & Denice Duncan

HOA Members Present:

Naomi Hauge – 6932 Toluca Lane
Dagmar Hotel – 6908 Vera Cruz Court
Colleen Sexton - 6923 Vera Cruz Court
Jeff Newbold - 7068 San Jacinto Court
Paul Ogden - 7052 San Altos Circle
Bob Acrea - 6903 Toluca Lane
Nancy Schofeld Warden - 6411 El Porto Lane
Red Straub - 6406 Ebano Court
Guest: Phillip Gonsalves

C. Member's Forum:

Nancy Warden of 6411 El Porto Lane explained in detail, her request for a variance, permitting the installation of replacement windows with white vinyl trim. Ms. Warden advised that she moved into her home in June of 2016 and had the single pane windows replaced with dual pane windows with the white trim on January 27th, 2017 claiming that she did not know there was a restriction against white trim windows, especially since she saw many homes in Crosswoods with white windows already in place. When cross examined with questions from the Board, she sheepishly admitted that she realized white windows were not allowed but that she put them in anyway, hoping for a variance.

Additionally, she defended having white trimmed windows by citing the private location of her home where visibility of the windows from the street is minimal and only visible from a side street and the walking path. In the end, Nancy openly admitted several times that she knew that white windows were banned. In fact, she turned in her application on February 3, 2017, well after the day she came in to the office and spoke with Paul, telling him she ordered

white windows, asking if it was ok to install them. After she was told she could not install the white windows, although she told Paul she would put her order on hold, she went ahead and installed her windows in defiance of the rules.

Guest, Phillip Gonsalves, residing with his mother at 6539 Crosswoods Circle, submitted a lengthy report on his concerns regarding community safety. His main concern is the fact that not all Crosswoods homeowners can be contacted if necessary. The Board thanked him for the thorough report and advised him that the issue was on the Agenda, and would be addressed later in the meeting.

II. CONSENT CALENDAR

- A. Approved January 18, 2017-Finance Committee Minutes
- B. Approved October 18, 2017-Landscape Committee Minutes

MOTION #1: With no objections, the Consent Calendar was approved as submitted.

III. DRAFT MINUTES

- A. January 25, 2017- Board of Directors Meeting
- B. January 25, 2017-Board of Directors Executive Session

MOTION #2: With no objections, the Minutes of both the January 25, 2017 Regular and the Executive Session Meetings of the Board of Directors were approved as submitted.

- C. February 13, 2017-Board of Directors Executive Session (via Email)

MOTION #3: With no objections, the Minutes of the February 13, 2017 Executive Session (via Email) was approved as amended.

- D. Reviewed: Draft of the February 14, 2017- Landscape Committee Minutes
- E. Reviewed: Draft of the February 15, 2017 - F&I Committee Minutes

IV. FINANCIAL REPORT

The January financial statements were reviewed with Treasurer, Margarita Orozco verifying that that the balance in the Operating Account is correct. However, Margarita reported that a deposit was not made to the Reserve Account in January, but in February. She advised that the Reserve balance is currently \$1.2 million.

V. MANAGER'S REPORT

Paul Schorno reported that two nights ago, around 11:30 pm, a large oak tree standing on Sunrise Parks and Recreation property directly north of Monticello Court fell towards the south deflecting off a second tree and eventually damaging 2 homes at 6919 and 6921 Monticello. Prior to the tree falling, no concern was ever raised or documented for the record by neighboring homeowners, or anyone else about this tree being potentially hazardous to people and property. Consequently, the insurance adjuster representing the HOA advised that Sunrise Parks & Recreation would not be liable for repairing the damage caused to the two homes on Monticello Court by the fallen tree. In the meantime, the HOA tree service removed tree debris off and from the immediate area around the damaged homes with the Facilities crew and Crosswoods' roofing contractor boarding up broken windows and holes within the roofs respectively.

Along with the notes in the manager's report, Richard Ashby gave a brief re-cap of the history and status for repaving driveways on Vera Cruz Court citing two bids by Action Asphalt reflecting the increased expense between the bids (between March and November, 2016) in paving the remaining Vera Cruz driveways which is driven by both an increase in area (2,880 more square feet) to be paved and an increased price per square foot (80 cents more per square foot) cited in November's bid. Given this increased cost, at least two more bids are being sought which has yet to be received. But as noted in earlier reports, the rainy weather has delayed repaving until at least mid-April.

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

A. Request for Variance to permit Replacement with White Trimmed Windows - 6411 El Porto Court: After hearing the homeowner's (Nancy Warden) case during the homeowner's forum portion of the meeting, a discussion ensued with the underlying point: The homeowner initially indicated that she was unaware of the restrictions against white trimmed windows and unaware of the requirements as cited in the CC&R's. Specifically, in requiring approval for replacing windows. But after cross examination, Nancy admitted that she, at some point, knew white windows were not allowed in Crosswoods. It was agreed by the Board that the homeowner must be responsible in being aware of the rules governing the HOA and strictly following protocol as required by the CC&Rs.

B. Request for Variance to permit Replacement with White Trimmed Windows - 6923 Vera Cruz Court: In this case, the homeowner (Colleen Sexton) advised the Board that she could get discounted windows from SMUD however, only white trimmed windows are available. She also claims that the windows which would be replaced would not be visible from Vera Cruz Court.

C. Request for Variance to permit Replacement with White Trimmed Windows - 6415 Ebano Court: In the final case to be heard by the Board, this homeowner submitted an email requesting that a variance be granted allowing installation of white trimmed windows only on the upper floor of her home since all her downstairs windows were already replaced with white trimmed windows several years ago, by a former owner. It is her desire to have all windows in the home to be energy efficient as well as have them match with the same color of trim.

General comments by the Board are as follows: First, being ignorant of the rules is no excuse for proceeding to violate the requirement and restrictions of the HOA. Just because that some windows were installed prior to regulations restricting white windows being in place, does not mean that white windows will be permitted without first receiving approval from the Board of Directors. Secondly, white windows change the aesthetics of Crosswoods. Our community prides itself on having a peaceful, natural ambiance and our color scheme must reflect that. Finally, at one time in the past, double paned windows only came with trim that was white in color. Consequently, at that time, the Board approved applications for white windows to replace old single-paned windows with energy efficient dual-paned windows. However, once the windows with earth-toned trim were available and compatible with the community aesthetic requirements, the Board ruled that no new white trimmed windows would be permitted.

MOTION #4: By Margarita Orozco to deny the requests by the homeowners at 6411 El Porto, 6923 Vera Cruz & 6415 Ebano for variances which would permit the installation of windows with white trim. The Motion was seconded and approved with 4 in favor and none against with Rollie Morshead and Richard Ashby abstaining.

D. Community Alerts - Rollie Morshead, who is the Neighborhood Watch captain explained the reasons why not all Crosswoods residents receive phone calls during police events. He said the police department utilizes reverse 911 calling which only works for landlines. In this regard, cell phones would be excluded as would Comcast phone lines which are based on the internet and not a land line. If a homeowner wishes to get on the police emergency call list for a cell phone or Comcast phone service, they must call the Sacramento County Alert System or go online to <http://www.sacramentoready.org/Pages/Emergency-Alerts-Notification-System.aspx> to register.

With no further business to come before the Board during the regular meeting, **MOTION #5: the regular meeting was adjourned at 7:11 pm to Executive Session.**

Submitted by Denice Duncan as Recording Secretary

Name: Denice Duncan

Date: 3/29/17