

Crown Estates Annual Meeting

Meeting Minutes

January 18, 2025

Call to Order 3:00 p.m.

Roll Call

☒ Beth Gravley, President

☒ Bob Marsh, V.P.

☒ Amy Campbell, Secretary/Treasurer

☒ Reve Oviedo, Board Member (excused/proxy)

☒ Thavy Hing, Board Member (excused/proxy)

☒ Ming Lin, Board Member

Quorum ☒ Met ☐ Not Met (For requirement references: Board Meeting Majority: 4 of 7; Annual Meeting 34%: 10 of 28 Members; Changes to Bylaws: 2/3rds of a meeting where quorum is present: 7 of 10 Members with notice)

****A quorum was present. 14 of 28 homes represented, 5 by proxy.** (6.1 budget will be considered ratified unless rejected by a majority of all Homeowners, whether or not a quorum is present)

Additional Attendees: Lanny Hubbard, Tina Del Dotto, Doreen Stangel, Roy Gravley, Nancy Marsh, Larry & Linda Jones, Wayne & Julie Wright. By proxy: Brenda Mejos, Jeff & Catherine Lee, Don Min & Fen Chang Tsou. Ballot received by Jack & Noreen Williams

Meeting Guidelines and Expectations:

- Be professional and respectful.
- Wait for the President to recognize you.
- Members will have 5 minutes to express their questions or concerns.

Approval of minutes from last meeting: Approved Board Meeting minutes from 1/20/2024

Treasurer Report: Approved End of fiscal year 2024 report

Ratification of 2024 Budget: Approved

The Board reviewed, voted, and approved the budget on 9/18/2024 for ratification at the January 2025 annual meeting.

Dues: Phase I \$84.79 and Phase II \$259.24. Dues are due when invoice is received, and past due after March 31, 2025. Invoices are sent via email with the meeting minutes and are also posted on the crownestateshoa.org website.

Recap of 2024

- ❖ Some of the worn signage was replaced in Phase II. Both stop signs, no trespassing, and no parking fire lane. Special thanks to Ming, Bob, and Roy for the labor required. Saving \$100 per hour for installation.
- ❖ Phase I has a new homeowner – Welcome Brian Schroeder, 12502 NE 14th Circle
- ❖ Thank you to those in Phase II that have been helping to keep the streets and surrounding area clean
- ❖ Beth sprayed weeds several times this spring and summer in Phase II to keep weeds from growing between concrete and asphalt, and in the common areas
- ❖ Grandfather clauses were defined as being attached to the property address and carried over to any new owner
- ❖ The Board of CEHOA requests that members consider the appropriate jurisdiction for any complaints, concerns, or issues before presenting them. Members should determine whether the matter falls under the authority of the HOA (as outlined in the CCRs and Bylaws), the city, the state, or civil

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jurisdiction. If the issue pertains to the HOA rules, the Board will address it. However, if the matter involves city property or is governed by state laws, the HOA does not have the jurisdiction to take action.

- ❖ Board Member Nominations – Amy Campbell, Ming Lin, Bob Marsh, Thavy Hing, Reve Oviedo, and Beth Gravley all were nominated and accepted their nominations to serve on the Board for the 2025-2026 term.
- ❖ Board of Directors – Ballot results for 2025 -2026 term: Amy Campbell, Ming Lin, Bob Marsh, Thavy Hing, Reve Oviedo, and Beth Gravley
- ❖ Board of Directors voted for Officers for 2025 – 2026 term: Beth Gravley, President; Bob Marsh, Vice President; Amy Campbell, Secretary/Treasurer

Round Table

1. Group Garage Sale

- A homeowner suggested organizing a group garage sale involving multiple households.
- The idea was positively received.
- Members are welcome to take the lead in organizing and coordinating the event if interested.

2. Trees and Bushes Crossing Property Lines

- Discussion about trees or bushes encroaching on property lines.
- Homeowners are reminded they may prune vegetation at their property line as needed.

3. Neighborhood Clean-Up Appreciation

- Linda and Larry were thanked for cleaning leaves along 127th Avenue. Their efforts are greatly appreciated by the community.

4. Neighborhood Safety

- It was reported that there was a break-in at a house near Evergreen School.
- Members are encouraged to be cautious and vigilant, particularly regarding securing their homes and valuables.

5. Safety Hazards at Phase I's Mailboxes and 14th Circle/NE 125th Avenue

- Concerns were raised about the safety hazards around Phase I's mailboxes and the corner of 14th Circle and NE 125th Avenue.
- Cars parked on both sides of the street create a blind corner and restrict access to a single lane.
- Cars parked along the street near mailboxes also hinder city street sweeping and cleanup efforts.
- **City Street Sweeping Information:**
 - The City of Vancouver's street sweeping schedules can be found on their official website at [City of Vancouver Street Sweeping](#).
 - Residential streets are swept approximately every nine weeks, with schedules posted by neighborhood.
 - A weekly schedule is also shared on the Vancouver Public Works Facebook Page every Sunday afternoon and in the Office of Neighborhoods' bi-monthly email update.
 - For the most current information, please refer to the city's street sweeping page.
 - **Beth's Response:** Beth responded that she would send an email to Phase I homeowners regarding the street sweeping schedule if someone from Phase I informs her of the date sweeping is to occur.

6. Transformers and Vegetation Placement

- Discussion took place regarding transformers and the placement of vegetation around them.

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- Homeowners are reminded that if Clark County Public Utilities (CPUD) needs to work on a transformer and vegetation is in the way, CPUD will remove it and may charge the homeowner for the removal.
- A picture of the CPUD guidelines regarding proper vegetation placement is included below for reference.

7. Communication Acknowledgment

- Beth was thanked for her excellent communication regarding issues affecting the neighborhood.

8. HOA Cost Savings and Acknowledgments

- Roy and Beth were thanked for their dedication to managing HOA operations.
- Their work has saved the HOA an estimated \$500 per month, which would otherwise be the cost of hiring a management company.

9. Community Cooperation and Compassion

- Members are reminded to work together as a community and to show compassion and understanding toward one another.
- It was noted that we often do not know what others in our neighborhood might be going through, so kindness and patience are encouraged.



Adjournment: 4:02