

COUNTRY ROADS MAINTENANCE CORPORATION
GENERAL SESSION MEETING MINUTES
JULY 10, 2018
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BOARD MEMBERS PRESENT: Laurie Andrews
James Seaman
Donald Swanger

BOARD MEMBERS ABSENT: Jason Philpot
William Mooney

MANAGEMENT REPRESENTATIVE: Terry Kammes, CMCA
Keystone Pacific Property Management, LLC

EXECUTIVE SESSION SUMMARY – JULY 10, 2018

- A. Executive Session Meeting Minutes from May 3, 2018
- B. Hearings for Compliance Matters/Fine Reversal
- C. Delinquent Account(s)

CALL TO ORDER

The General Session meeting of the Country Roads Maintenance Corporation was called to order by President, Donald Swanger at 7:00 P.M. at Keystone Pacific Property Management located at 41593 Winchester Rd. in Temecula, CA 92590.

HOMEOWNER FORUM

No homeowners were in attendance.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items on the consent calendar:
M/S/C 3/0

- A. **Approval of General Session Minutes/Architectural Submittal Report** – Resolved, to ratify the actions taken and approve the May 3, 2018 General Session Board Meeting Minutes and Architectural Report from May 3, 2018 to June 28, 2018 as submitted.
- B. **Financial Statements** – Resolved, to accept the April 30, 2018 and May 31, 2018 financial statements as prepared.
- C. **Approval of Common Area Maintenance Proposals** – Resolved to ratify the action taken and approve the common area maintenance proposals submitted by Bemus Landscaping in between a Board Meeting by the Board President, Donald Swanger as noted below.
 - (2) New Irrigation Controllers to replace that no longer was working and another that is having issues, Controller A and B, at a cost of \$2,785.59.
 - Irrigation Inspection on Controller A & B, at a cost of \$833.16
 - Infill behind 30458 Savioe, at a cost of \$1,066.44
 - 30450 De Caron, property clean-up, at a cost of \$191.14

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NEW BUSINESS

- A. **Insurance Renewal** – A motion was made, seconded and carried to approve the 2018/2019 Insurance Renewal proposal submitted by Greg Lerum, at a cost of \$3,612.00, with a \$2,500.00 deductible. M/S/C 3/0
- B. **Delinquent Accounts** – A motion was made, seconded and carried to taken the following actions per the delinquency report generated on June 20, 2018 as outlined below. M/S/C 3/0

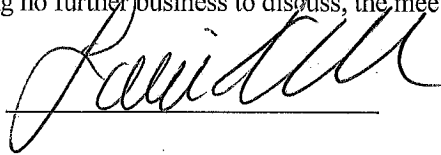
APN #	Balance	Status
480-130-021	\$848.14	Tabled filing a lien
480-110-030	\$679.09	Tabled filing a lien
480-130-019	\$661.71	Board requested that the date of 1/17/17 be verified, if correct the Board is requesting another letter be sent to the owner. Tabled filing a lien

- C. **Newsletter Topics** – The Board requested Community Maintenance Articles be added to the newsletter.
- D. **Next Meeting Agenda** – No action taken.
- E. **Next Meeting Date** – A motion was made, seconded and carried to scheduled the next meeting date for September 13, 2018, Executive Session will begin at 6:00 P.M., followed by General Session at 7:00 P.M. at Keystone Pacific Property Management, LLC in Temecula, California. M/S/C 3/0

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:30 P.M.

ATTEST: _____



DATE: _____

9-13-18