

Candlelight Hills Homeowners Association
Board of Directors Meeting
Thursday, June 25, 2020
10:00 A.M. via Zoom Conference with Board of Directors

Join Zoom Meeting Link: <https://aam.zoom.us/j/91125977236>

Join by telephone: 1 (669) 900-9128

Meeting ID: 911 2597 7236

Password: 090098

AGENDA

- I. **Call to Order** **President**

 - II. **Approval of Minutes** **President**
 - A. Approval of the Board of Directors Meeting Minutes of April 23, 2020 prepared by CLH BOD & CHAMPS/AAM.
XXX Board Action Required

 - III. **Financial Report** **Treasurer**
 - A. Approval of Financial Statements and Bank Reconciliations for the periods ending April 30, 2020 and May 31, 2020, subject to year-end review.
XXX Board Action Required **Emailed**
 - B. Delinquency Report **No delinquencies**

 - IV. **Management Report** **Annette Imoto**

 - V. **Committee Reports**
 - A. **Landscape Committee**
 - B. **Architectural Committee**
 - 1. Confirming approval of the following Architectural Requests:
 - a. 1360 Condor Glen – Chimney Removal
 - b. 1418 Eagle Glen – Wall Modification
 - c. 1620 Candlelight Glen – Exterior Painting
 - d. 1304 Owl Glen – Exterior painting*XXX Board Action Required*
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- VI. **Old Business**
 - A. Status Report on Restating of Bylaws and CC&Rs

VI. Old Business (Contd)

- B.** Review of Homeowner Comments and formal approval of the proposed New Election Rules in accordance with SB323.
XXX Board Action Required

VII. New Business

- A.** Approval of proposal submitted by Lindzy Construction for repair/painting of four (4) court benches, at a cost of \$_____, to be expensed to Reserves.
XXX Board Action Required **To be hand carried or delivered separately**
- B.** Confirming approval of the following misc. proposals submitted by Holmes Landscape:
1. #6629 – Aerating and Gypsum at Candlelight Glen and Eagle Glen - \$890.40.
2. #6777 – Weed and Brush Abatement various locations - \$12,834.30.
3. #6778 – Tree removal - \$603.68.
XXX Board Action Required
- C.** Approval of the following proposals submitted by Holmes Landscape:
1. (Already approved 4/23/20) - #6504 – Condor Glen Median Island – Install Arizona River Rock - \$688.53.
2. #6622 – Condor Glen Island tree replacement - \$841.46.
3. #6724 – Remove foxtail weeds on native slope behind 1343 Blackhawk Glen - \$360.00 (see legal opinion).
4. #6740 – Weed abatement – 1343 Blackhawk Glen - \$371.25 (see legal opinion).
XXX Board Action Required
- D.** Discuss planting plans at the end of the Lemon fence and plans for the installation of a “Butterfly Garden.” **Nan**
- E.** Confirming approval of Estimate #59640 submitted by House of Automation for needed repairs to the Medeco Key Access Switch on the Scenic Gates, for a cost of \$330.00.
XXX Board Action Required
- F.** Approval of the following Estimates submitted by House of Automation and to be expensed to Reserves:
1. #59846 – New replacement magnetic lock - Scenic Pedestrian Gate - \$691.35.
2. #59847 – New replacement keypads – Scenic Pedestrian Gate - \$766.43.
3. #60095 – Saw cut and install new vehicle detection ground sensors – Scenic Vehicle Exit Gate - \$940.00.
XXX Board Action Required
- G.** Approval of Annual Insurance Renewal Proposal
XXX Board Action Required

VIII. Open Forum (only if there are residents present)

IX. Announcements

- A. The next Landscape walk-throughs will be held on Thursday, July 23, 2020, at 12:00 noon.
- B. Next Board Meeting will be held August 27, 2020 at 10:00 a.m. at the Community Center.
- C. Gate Codes to be changed
- D. Annual home inspections to be scheduled and conducted by the Board of Directors in July.

X. Adjournment