

# Board meeting about property management at CPM 8/28/2025

- The board meeting at CPM discussed several key issues. Craig Hansen highlighted the need to select a new property management company, with options including self-management, All Cities, and AMS. All Cities was considered at \$975/month, while AMS offered a two-year contract with a \$1,195/month base fee. The board decided to table this decision due to time constraints. They also discussed road cracks, with a bid of \$7,900 for cleaning and sealing Camino, Sorrento, and La Strada. The board approved a \$1,578 bid for cleaning the Palermo bioswale. Additionally, they reviewed delinquent accounts and neighborhood complaints, which will be discussed in an executive session. Board members present, Joy Wright, Judy Henderson, Craig Hansen present with Paul Baker via Zoom. Mark is absent tonight but supports whatever the other board members decide. Also in attendance were David Swearigen, Dana Henderson and several homeowners via Zoom.

## Action Items

- [ ] Follow up with homeowners about the September 4th town hall meeting and encourage RSVP.
- [ ] Discuss property management options further in executive session.
- [ ] Get an updated bid from Jeff for crack sealing on Camino and Sorrento only.
- [ ] Craig, send property owner to our attorney for collection.
- [ ] Craig, sign AMS contract and send to start transition from CPM.
- [ ] Dana to contact Jeff at CommSurfPro for crack seal estimate on Camino & Palermo only.
- 
- 

## Outline

### Meeting Kickoff and Attendance

- Craig Hansen acknowledges & thanks to Paul Baker's for his involvement despite his workload.
- Judy Henderson and Joy Wright discussed the executive session to be held after the meeting.
- Craig Hansen mentions the time constraint due to John's family visit and the need to conclude by 7 PM.
- Craig Hansen outlines the meeting agenda.

## **Discussion on Road Cracks**

- Joy Wright and Craig Hansen discuss road cracks, specifically Camino and Sorrento.
- Dana Henderson mentions walking the roads with Jeff from CommSurfPro to get estimate for crack sealing on Palermo, Camino going to Canova Park, and La Strada. Total \$7,900.
- Craig spoke to Ferman at Rodriguez Seal Coating. Ferman is booked for this year but is more concerned about patches needed on La Strada. Due to potential heavy equipment on La Strada, he would suggest waiting until next year.
- Board decided to hold off sealing & patching La Strada, and only seal Camino & Sorrento.

## **Approval of Previous Meeting Minutes and Budget Allocation**

- Craig Hansen requests approval of the minutes from the special board meeting, noting the summary is already posted. A motion is made and seconded to approve the minutes, unanimously approved. Mark, absent.
- Motion to budget allocation of \$1200 for discussing options with the past declarant and their insurance company. Craig Hansen explains the budget allocation is a recommendation from Bill Davis, not a commitment to litigation. Purpose to leave option open to investigate feasibility.
- A motion is made and approved to send a second letter of demand to one property owner with delinquent dues of about \$1,100. John Dix will handle sending the letter.

## **Discussion on Palermo Bioswale Bid**

- Dana Henderson presents a bid from US Lawns for cleaning up the Palermo bioswale, addressing fire hazard concerns and blackberry removal.
- The bid is \$1,578, including hauling away blackberries, which are not accepted as recyclable waste.
- Dana Henderson mentions additional work on the park's bioswale will be done at no extra charge.
- Judy Henderson has moved to accept the bid, 2<sup>nd</sup> and unanimously approved. Mark, absent.

## **Town Hall Meeting**

- Dana Henderson announces a town hall meeting on September 4 at Bethel Church, encouraging RSVPs to set up chairs.

## **Concerns and Clarifications on new Property Management Options**

- Craig Hansen introduces the topic of selecting a new property management company, mentioning the need for executive session due to client confidentiality.

- David and Joy Wright discussed their visit to All Cities Property Management, noting a reduced monthly fee of \$975 and a one-time setup fee of \$350.
- David and Joy express concerns about the company's ability to handle the HOA's issues effectively.
- Craig Hansen provides an overview of AMS Property Management, highlighting their detailed contract and responsive communication.
- Joy Wright and David express concerns about the complexity and potential delays in handling issues with AMS Property Management.
- Craig Hansen explains the process of approving projects and the potential for additional hours if needed.
- Judy Henderson questions the efficiency of the approval process and the impact on timely resolutions.
- Craig Hansen suggests tabling the decision on selecting a new property management company due to time constraints and the need for further discussion.

### **Closing Remarks and Executive Session**

- Craig Hansen thanks the homeowners for joining and explains the need for an executive session to discuss property management options and other sensitive topics homeowner privacy.
- A motion is made and approved to close the regular meeting and open the executive session.
- The executive session will cover comments on different property management companies, updates on Carino, delinquent accounts, and neighborhood complaints.

### **Regular Session reopened after Executive Session**

- Because of discussion during executive session, the board has concerns about All-Cities for our property management. Craig made motion to approve AMS for new property management, Judy 2<sup>nd</sup> and unanimously approved. Mark was absent tonight but supports whatever the other board members decide.
- Motion made to turn over property owner that is past due account about \$9000 to collections. 2<sup>nd</sup> and unanimously approved. Mark is absent from vote. Craig will contact Jack Davis from Davis & Hearn Attorneys to start collection.

Craig moves to adjourn this meeting, 2<sup>nd</sup> and unanimously approved.