

Crown Colony Court HOA Board Minutes
March 25, 2026 – 5:30 PM
Unit 530 - Messer

I. Call to Order

Board members present: Steve Wiseman (President), Michelle Messer (Vice-President), Patty Link (Secretary), and Wayne Martens (Treasurer) via phone.

Homeowners: None

II. Resident Comments (Email, text, in person)

III. Treasurer's Report (Wayne Martens, Treasurer)

- A. Income: \$3919.18
- B. Reserve and Emergency: \$91,480.22
- C. CCCU CD: \$77,318.06
- D. Questions for PMBD: We weren't sent a replacement debit card. Steve will follow up to see who it was sent to or if we should get another replacement.

IV. Old Business

- A. Discuss building 200 projects. Floor. Brickwork.
 - We are awaiting quotes on the basement of the Cronin's unit from Anchored Walls. PMBD is continuing to work with the Cronin's on their sliding door issue, as well.
 - We are awaiting bids from Ferris Construction and Ted Lare Design for retaining walls.
- A. Siding and Trim Repairs/Replacement. — Quote finalization and Scheduling in progress
 - Steve has spoken to Jeff about getting us current quotes from 515 Exteriors so we can get it scheduled.
- A. Exterior light fixture capital project
 - It has been tentatively put on the calendar for spring of 2027.
- A. Reserve Study.
 - A contract has been signed with Association Reserves. Scheduling in progress.

V. New Business

- A. Discuss general grounds maintenance for 2026
 - The spring clean-up took place in late March.
 - Some of the lawns are not growing back this spring. Michelle spoke to Colin at Miller Landscaping. His suggestion is to aerate the poorest looking units and then overseed them with high quality fertilizer. When that happens, the homeowners should stay off the area and keep pets off, as well, until it grows back. This will affect the following units: 110, 120, 130, 140, 210, 220, 230, 420, 430.
 - The Board voted to accept the bids. Steve made the motion and Michelle seconded the vote.

VI. Adjournment

Steve motioned to adjourn, Wayne seconded the motion.

VII. Next Meeting – Next meeting is Wednesday, April 22nd, 5:00 p.m. at Unit 430 (Link)