

# MINUTES

CROWN POINTE COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MARCH 21, 2019

DIRECTORS PRESENT:

Debbie Fallon, Billie Hastings, Marilyn Whitcomb

DIRECTORS ABSENT:

Kevin Dickson, Marchette Hogan-McCullough

CANNON MANAGEMENT:

Trina Blair

CALL TO ORDER:

The meeting was called to order at 6:04 P.M. at The Long Beach Petroleum Club located at 3636 Linden Avenue, Long Beach, CA 90807. A quorum was present.

HOMEOWNER FORUM:

Introductions were made and homeowners present were given an opportunity to speak and ask questions of the Board.

REVIEW OF MINUTES:

The Board reviewed the minutes from the February meeting. The minutes were approved as submitted.

FINANCIAL:

The Board reviewed the February financial statements. The financial statements were accepted subject to review by the Association's CPA.

The Board reviewed several water bills from the City of Long Beach and a graph tracking the usage and cost. The Board indicated that no further action was necessary. [Reference: March 2019 Management Report Pages 37-45]

The Board reviewed correspondence from Linda Guzman with Cannon Management regarding the Association's operating account shortfall/deficit in the amount of \$23,324.79 as of 2/28/2019. The Board asked Cannon Management to confirm that this deficit will be resolved when the funds have been received by Wells Fargo to close the account. [Reference: March 2019 Management Report Page 46]

The Board reviewed (but tabled) the draft reserve study prepared by Reserve Studies Incorporated. Cannon Management will republish the draft reserve study in the next management report. [Reference: March 2019 Management Report Pages 47-72]

The Board reviewed (but tabled) the proposed 2019-2020 budget. Cannon Management will republish this proposed budget in the next management report. [Reference: March 2019 Management Report Pages 73-76]

DELINQUENCIES:

Cannon Management updated the Board on delinquency issues. The Board indicated no further action was necessary. [Reference: March 2019 Management Report Page 78]

LANDSCAPE MATTERS:

The Board reviewed (but tabled) several proposals to trim the large Ash tree located behind 4007 Marion Way. Cannon Management will publish these proposals in the next management report. [Reference: March 2019 Management Report Pages 79-88]

The Board reviewed correspondence from BrightView Landscape Services, Inc. regarding a past due balance in the amount of \$19,900. The Board appointed Director Dickson and Director Whitcomb with the authority to settle the amount due for an amount not to exceed \$10,000. Additionally, the Board indicated their preferred settlement amount would be around \$8,000. [Reference: March 2019 Management Report Pages 91-94]

The Board asked Cannon Management to address the following landscape related matters:

- Obtain several proposals to install a large Olive or Camphor tree in front of 616 Edith Way as the Board has agreed to replace the tree for up to fifty (50) percent of the replacement up to \$12,000;
- Request if 627 Edith Way has any objections to a Crepe Myrtle tree being installed in front of their home; and
- Obtain a proposal to install a drip system near 643 Avery Place.

The Board reviewed hand carried correspondence from Frank Spina with Salco Landscape Services, Inc., the Association's landscape maintenance vendor regarding various updates. The Board asked Cannon Management to request the following:

- An update on the irrigation repairs prior to the next meeting; and
- Park on the other side of the street by the grass.

Cannon Management will publish this correspondence in the next management report.

#### MAINTENANCE MATTERS:

The Board reviewed (and approved) a proposal from MC Welding Services to install two (2) sets of aluminum street signs in the amount of \$980. The Board asked Cannon Management to schedule a property walk in case there are other matters that need to be repaired by this vendor. Additionally, the Board asked Cannon Management to schedule the repair after the walk has been completed and the various repair items identified. [Reference: March 2019 Management Report Pages 89-90]

The Board reviewed (and approved) an amount not to exceed \$5,000 to replace both gate directories to allow the programming of additional area codes.

#### OTHER ASSOCIATION RELATED MATTERS:

The Board asked Cannon Management to find a new meeting location for the monthly meetings and to confirm availability with Rancho Los Cerritos and the North Division Police Station.

The Board reviewed hand carried correspondence from Benny Olander with Horizon Lighting regarding the missing fixture on Edith Way. The Board indicated no further response was necessary. Cannon Management will publish this correspondence in the next management report.

#### ADJOURN TO EXECUTIVE SESSION:

The Board met in Executive Session at the last regularly scheduled Board Meeting to address the following:

- Review (and approval) of previous minutes;
- Homeowner delinquencies;
- Homeowner correspondence;
- Disciplinary issues for homeowners alleged to be in violation of the governing documents;
- Legal issues (if any); and
- Any other issues that may be lawfully addressed in Executive Session.

ADJOURNMENT:

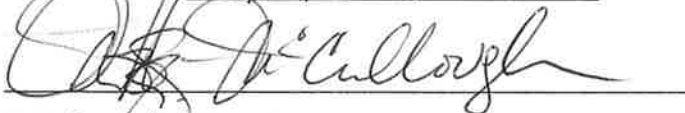
The meeting was adjourned at 7:00 P.M. The next meeting is scheduled for 6:00 P.M. on Thursday, April 18, 2019 at a location to be determined.

Submitted by:

  
Trina Blair, CCAM  
Cannon Management

CERTIFICATION BY SECRETARY

I, Marchelle Brown-McCullough, am the duly appointed Secretary of Crown Pointe Community Association, Inc. and hereby certify that these minutes were approved by the Association's Board of Directors on 4-18-19.

  
Duly Appointed Secretary

Crown Pointe Community Association, Inc.