

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**APRIL 16, 2020**

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CALL TO ORDER:

The meeting was called to order at 6:05 p.m. A quorum was present.

DIRECTORS PRESENT VIA TELEPHONE CONFERENCE:

Marilyn Whitcomb, Tim McClone, Billie Hastings, Donald Mask and Marchette Hogan-McCullough

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Linda Perry, Carolyn Mask, Audria and Ben Quillian, Devon Ivey, and Dean Stoker, Linda and William Perry, Sue Danielson, Brenda Kay Hanes, Harold Campbell, Georgia Taylor, Mark and Doris Maes, Yolanda DeRamus, Scott Espeseth, Cheryl Jones, Loren Blanchard, Byron Taylor, Neil Mendis.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave a presentation on security concerns of homeowners who responded to the Committee's questionnaire. The Committee is recommending four (4) courses of action: 1) Increase number of patrols by security company, 2) possible installation of security cameras at both gates, 3) security guard at the entrance (determined cost prohibitive), 4) Installation of wrought iron fencing above the block walls on Del Mar as well as repairing the walls. Costs obtained are approximately \$47,000.

The Board thanked the Committee and will discuss the various proposed options.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

The Landscape/Architectural Committee's written monthly report was reviewed by Linda Perry.

There were no architectural requests.

Proposal was received from Salco Landscape for both large and smaller projects. The Committee is requesting \$1,734.00 to complete some of the smaller projects. A motion was made by Don Mask to approve the request. Seconded by Tim McClone. Unanimously approved.

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Bali obtained a 3<sup>rd</sup> proposal from a landscape architect. It was agreed to table this matter until a walk thru can be scheduled with the landscape architects.

Bali reported on recent plumber's inspection of the meters to ascertain if there are any irrigation leaks. The report is being forwarded to Salco Landscape.

HOMEOWNER FORUM:

A recommendation was made by a homeowner to postpone the upcoming election due to the Coronavirus and the possibility that gatherings will not be allowed.

REVIEW OF MINUTES:

A motion was made by Marilyn Whitcomb to approve the March 19, 2020 Board Meeting Minutes as corrected. Seconded by Don Mask. Unanimously approved.

FINANCIALS:

California Civil Code 5500 requires that the Board review financial documents and statements on a monthly basis, including the operating accounts, reserves, actual operating revenue and expenses versus the budgeted amounts, account statements, income and expense statements for reserves, check register, monthly general ledger and delinquent assessment A/R report. The Board acknowledged receipt of the Association's financial statement, including the operating accounts, reserves, actual operating revenue and expenses versus the budgeted amounts, account statements, income and expense statements for reserves, check register, monthly general ledger and delinquent assessment A/R report for March, 2020.

The Board reviewed the March 31, 2020 financial statement. A motion was made by Don Mask to approve the statement subject to review by the Association's CPA. Seconded by Marchette Hogan-McCullough. Unanimously approved.

The 2nd draft of the 2020 operating budget and was reviewed. Approval of the budget was tabled until the May Board meeting

SOCIAL COMMITTEE:

Carolyn Mask reported that the Committee is planning an HOA party once social gatherings can be resumed.

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ADMINISTRATIVE:

A motion was made by Marilyn Whitcomb to approve the renewal of the insurance if the premium is the same as the previous year. Seconded by Billie Hastings. Unanimously approved.

Proposals were obtained for a new patrol service. After a review of the proposals and services being provided, it was decided to continue with CSI Patrol on a monthly basis.

MAINTENANCE:

Proposals were obtained from other lighting contractors to replace the light bulbs, doing lighting check and other electrical repairs as needed. Bali will obtain an additional bid.

NEW BUSINESS:

A motion was made by Don Mask to give the Landscape Committee authority to complete up to three (3) projects per month at \$300.00 maximum per project (for a maximum of \$900.00 per month). Seconded by Tim McClone. Unanimously approved.

NEXT MEETING:

The Annual Homeowners Meeting was tentatively scheduled for Thursday, May 28, 2020.

ADJOURN TO EXECUTIVE SESSION:

The Board adjourned into Executive Session at 7:30 p.m. to discuss delinquent homeowner dues and other legal matters.

Submitted by:

Debbie Schneider, AMS, CMCA  
Bali Management Group

*CERTIFICATION BY SECRETARY:*

*I, \_\_\_\_\_, 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 \_\_\_\_\_.*

\_\_\_\_\_  
*Duly Appointed Secretary,*

*Crown Pointe Community Association, Inc.*