

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 6, 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 ZOOM:

President, Yolanda De Ramus, Vice President, Don Mask, Secretary, Billie Hastings, Treasurer, Marcy Hogan-McCullough and Member, Audria Quillian

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Carolyn Mask, Linda and William Perry, Sue Danielson, Brenda Hanes, Philip and Carolyn Marr, Marilyn Whitcomb, Cheryl Jones, Teri and Rob Stanford, and Ehsan Zahedi.

HOMEOWNER FORUM:

Discussion ensued on the large oil leak throughout the property and at the entrance. Bali was given ok to proceed with cleaning (does not require Board approval).

Lengthy discussion regarding the wall on Del Mar, costs, who is paying for any upgrades – homeowner vs. HOA, etc. It was noted that the Task Force Committee was in the preliminary stages of investigation and further information would be forthcoming to the homeowners.

REVIEW OF MINUTES:

A motion was made by Don Mask to approve the July 2, 2020 Board Meeting Minutes. Seconded by Yolanda De Ramus. 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

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statements for reserves, check register, monthly general ledger and delinquent assessment A/R report for June, 2020.

The Board reviewed the June 30, 2020 financial statement. A motion was made by Don Mask to approve the statement subject to review by the Association's CPA. Seconded by Yolanda De Ramus. Unanimously approved.

Bali obtained interest rates from other banking institutions for the reserve accounts. It was decided to keep the reserve accounts at the current banks.

Reimbursing operating for reserve expenses was tabled until the September Board meeting.

Bali was requested to investigate a few charges on some administrative invoices that were e-mailed to the Board and report back

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report. The Committee met on July 26, 2020 and reviewed the estimates obtained for the wall on Del Mar. The Committee is also obtaining additional bids for security cameras for the entrances at Edith, Del Mar and Terrylynn and reviewing CSI Patrol procedures, patrols, citing cars, etc. A copy of the July 26, 2020 Committee Meeting Minutes was provided to the Board.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

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

The Committee will conduct their property inspections on the 2nd Tuesday of each month.

The Committee agreed to postpone any new landscape installations until the new landscape company, Brightview, starts on September 1, 2020.

Brightview's three (3) year tree trimming proposal was reviewed. Brightview will guarantee their prices for 3 years. It is not necessary to sign a 3-year contract. Bali was asked to have Brightview put in writing their 3-year price guarantee.

SOCIAL COMMITTEE:

No events planned due to Covid-19.

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The Committee continues to work with Crown Pointe residents who are in need of assistance during this pandemic.

There was discussion for a new homeowner welcome package. The Board will connect with the Social Committee on this matter along with the newsletter.

ADMINISTRATIVE:

Bali's telephone/action item log for the period June 27, 2020 through July 30, 2020 was reviewed.

Several Board members and Bali met with CSI Patrols onsite to review their parking rule enforcement, patrol services, etc. on July 17, 2020. CSI will be providing a report on how they track parking violations. Bali will investigate a location for CSI to leave a slip every time they visit the property.

The website is up to date. Homeowners are encouraged to visit the website for meeting minutes, architectural forms, etc.

MAINTENANCE:

A motion was made by Audria Quillian to approve the proposal from TWS Facility Services to power wash the common area walls in the amount of \$915.00. Seconded by Don Mask. Unanimously approved.

A motion was made by Audria Quillian to approve the proposal from Jim Hudson to repair the broken guard shack roof tiles and fill and paint the wood rafters on the guard shack in the amount of \$1,175.00. Seconded by Marcy Hogan-McCullough. Unanimously approved.

The survey report was received from Soloff Surveying on the wall at Del Mar. Bali was requested to forward the report to the Association's attorney for review and comment.

NEXT MEETING:

The next Board Meeting was scheduled for Thursday, September 3, 2020. The meeting will be held via Zoom.

ADJOURN TO EXECUTIVE SESSION:

The Board adjourned into Executive Session at 8:10 p.m. to discuss delinquent homeowner dues, violations and other legal matters.

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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.