

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

**PAGE 1 of 2**

DIRECTORS PRESENT:

Marilyn Whitcomb, Billie Hastings, Marchette Hogan-McCullough, Donald Mask.

DIRECTORS ABSENT:

Tim McClone

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Linda Perry, Sue Daniels and Brenda Kay Hanes

CALL TO ORDER:

The meeting was called to order at 6:00 P.M. at 3711 Long Beach Blvd, 5th Floor, Long Beach, CA 90807. A quorum was present.

HOMEOWNER FORUM:

No homeowner forum

REVIEW OF MINUTES:

A motion was made by Billie Hastings to approve the November 12, 2019 Board Meeting Minutes. 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 statements, 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 the month of November.

The Board reviewed the November 30, 2019 financial statement. A motion was made by Marilyn Whitcomb to approve the statements subject to review by the Association's CPA. Seconded by Billie Hastings. Unanimously approved.

The Board approved payment of the following invoices: Salco Landscape \$15,440.00, Horizon Lighting invoices in the amount of \$155.08, \$1,267.23, and \$52.00. The water bills were reviewed. Bali will e-mail the Board the remaining water bills. Bali will also forward the water bills to Salco Landscape. Notify Salco that the Board is concerned with ensuring there are no leaks and not to reduce.

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

**PAGE 2 of 2**

LANDSCAPE REPORT:

Linda Perry reviewed the Landscape Committee report's monthly report.

A walk thru will be scheduled with Salco Landscape. Bali will notify the Board of the date.

Bali was requested to contact Salco Landscape regarding the considerable mushrooms noted on some of the lawns.

Bali will continue to obtain additional landscape contract proposals for review and obtain quotes from landscape architects/designers for assistance with a master landscape design plan.

Bali will also provide meeting minutes to the Committee to keep them up to date.

SOCIAL COMMITTEE:

The Committee had a successful cookie exchange and they volunteered to assume responsibility for the holiday decorations.

NEW BUSINESS:

Bali was requested to contact Horizon Lighting regarding the light at 635 Terrylynn. The list is still not working after 7 months.

The Board unanimously approved Reserve Studies, Inc. to perform the reserve study update without a site visit in the amount of \$630.00.

Bali was requested to:

- Contact Salco Landscape about routine cleaning of the bathroom at the guard shack
- Obtain termite inspection for guard shack
- Have all lamps at entrance adjacent to Edith mailbox checked and secured.
- Obtain proposals for power washing/cleaning streets, sidewalks and common walls.

ADJOURN TO EXECUTIVE SESSION:

The Board adjourned into Executive Session at 7:12 p.m. to discuss the Poplar Tree insurance claim, Cypress Tree dispute, delinquency report and homeowner complaint regarding smoking.

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.*