

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**JANUARY 25, 2022**

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CALL TO ORDER:

The meeting was called to order at 6:00 p.m. A quorum was present.

DIRECTORS PRESENT VIA ZOOM:

President, Yolanda De Ramus, Vice President, Audria Quillian, Secretary, Marcy Hogan-McCullough, Treasurer, Phil Marr and Member, Rob Staniford.

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners Linda and William Perry, Justin Potier, Teri Staniford, Cheryl Jones, Billie Hastings, Carina Slepian, Sue Danielson, Edie & Rob Rosenfeld, Valerie Gales, and Lisa LeBlanc.

HOMEOWNER FORUM:

Inquiry why the trash has not been picked up a few times (or very late). Bali will investigate.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the November 16, 2021 Board Meeting Minutes. Seconded by Phil Marr. 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 November 31, 2021 and December 31, 2021. Treasurer Phil Marr reviewed the financial statement including bank balances, assets, reserve balances and liabilities.

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A motion was made by Audria Quillian to approve the November 30, 2021 and December 31, 2021 financial statements subject to the CPA's review. Seconded by Yolanda De Ramus. Unanimously approved.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report. A copy of the full report was submitted to the Board. The Committee met on January 11, 2022. The Committee is attempting to schedule a meeting with Janice Hahn to discuss issues related to the river bed, homelessness, etc. The next meeting is scheduled for February 8, 2022 at 6:30 p.m.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry reviewed the November Landscape Report and Teri Staniford reviewed the December Landscape Report. A copy of the full reports were submitted to the Board. The Committee met and walked the property on November 4, 2021 and December 2, 2021 with Brightview Landscape and on November 9, 2021 and December 7, 2021 with Debbie Schneider at Bali Management. The Committee continues to focus attention toward upkeep, betterment and improvement of the CP community.

Bali was requested to send the Board a copy of the proposals that were approved by the Committee for the Board's files.

ARCHITECTURAL REQUESTS:

No new requests

SOCIAL COMMITTEE:

Valerie Gales discussed the December cookie exchange which was a success. The Committee met week of January 17<sup>th</sup> to work on the next quarter's social events.

LAND LEASE QUESTIONS & ANSWERS:

Bali Management gave a summary of the events for the last 6 months involving the Land Lease with the developer, The Jones Industry. Since the beginning of Crown Pointe, the developer has retained ownership of the entrance of Crown Pointe off Country Club Drive. The HOA pays a monthly lease to Jones for use of the entrance.

The floor was opened up for questions and answers from owners.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period November 12, 2021 through January 19, 2022 was reviewed.

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OLD BUSINESS:

Bali to follow up with the

The Board and Bali met with Byers & Butler to go over the problems with the gates not opening. It is mostly from the photo eye sensors, which during the rain or fog will cause the gate not to work. When they are wet or it is foggy, the sensors do not work properly and cause the entrance gate to remain closed. We are working on more long term solutions.

NEW BUSINESS:

Bali was requested to ask Reserve Studies, Inc. to complete another onsite inspection for this year's reserve study. They usually complete an onsite inspection every 3 years but due to numerous changes and updated information, we feel an onsite inspection is necessary.

The next Board meeting is February 22, 2022.

ADJOURNMENT:

The Board adjourned the meeting at 7:50 p.m. into Executive Session to discuss delinquent homeowners, land lease between HOA and Jones, rule violations, and 3<sup>rd</sup> party contracts.

Submitted by:

Debbie Schneider  
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.*