

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 19, 2020

PAGE 1 of 3

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 and Audria Quillian

CALL TO ORDER:

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

HOMEOWNER FORUM:

No Comments

REVIEW OF MINUTES:

A motion was made by Billie Hastings to approve the February 20, 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 February, 2020.

The Board reviewed the February 29, 2020 financial statement. A motion was made by Don Mask to approve the statement subject to review by the Association's CPA. Seconded by Marilyn Whitcomb. Unanimously approved.

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 19, 2020

PAGE 2 of 3

A motion was made Don Mask to reimburse operating \$7,766.00 for reserve expenses incurred in February, 2020. Seconded by Marilyn Whitcomb. Unanimously approved. Bali will meet with Marilyn Whitcomb to discuss other transfers that may need to be made, particularly for landscape expenses.

A draft 2020 operating budget and reserve study update were reviewed. Marilyn Whitcomb, Don Mask and Bali Management will schedule a special meeting to review the budget and report back to the Board.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian reported on a recent incident on Marion Way where a person trespassed on homeowner's properties. The Committee is requesting increased patrols and to look into increasing the height of the wall along Del Marl. The Committee is obtaining bids for the wall.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

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

Architectural request was received from 610 Edith Way requesting approval for their roof replacement. The tile is different than they currently have installed. The new tile was not approved.

Architectural request was received from 600 and 602 Edith Way to replace their garage doors. The garage doors do not match the architectural design of the community. A motion was made by Don Mask not to approve the request. Seconded by Tim McClone. Unanimously approved.

LANDSCAPE PROPOSALS:

Proposals were obtained from two (2) landscape architects. Linda Perry and Bali Management did a walk thru with one of the architects. The Board would like additional walk thrus scheduled to meet with the architects. Bali will obtain a 3rd proposal.

A motion was made by Billie Hastings to approve Brightview Landscape's Spring tree trimming proposal in the amount of \$8,772.00. Seconded by Don Mask. Unanimously approved.

SOCIAL COMMITTEE:

No Report

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 19, 2020

PAGE 3 of 3

ADMINISTRATIVE:

Proposals were obtained for election services for the 2020 annual homeowners meeting. The Board will attempt to recruit a homeowner to serve as the election inspector for the election.

MAINTENANCE:

Proposals were obtained to power wash the streets, walls, etc. Because of the high cost, no budget for the power washing and upcoming large landscape and other expenses, a motion was made by Don Mask to table the proposals. Seconded by Tim McClone. Unanimously approved.

Proposals were obtained to repair the wall at 615 Edith Way. Billie Hastings and Tim McClone will meet with a 3rd contractor.

The post lights at the front gate have not been repaired. Bali to follow up with Horizon Lighting.

Bali was requested to obtain proposals from other lighting contractors to replace the light bulbs, doing lighting check and other electrical repairs as needed.

ADJOURN TO EXECUTIVE SESSION:

The Board adjourned into Executive Session at 7:20 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.