

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 1, 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:

Homeowners Carolyn Mask, Linda Perry, Sue Danielson, Philip Marr, Devin McGovern, Melissa Campbell, Ling Yeung, Mary Ann Chow, Marlene Martinez and Bali Management representative, Debbie Schneider.

HOMEOWNER FORUM:

No Comments

REVIEW OF MINUTES:

A motion was made by Don Mask to approve the September 3, 2020 Board Meeting Minutes. Seconded by Marcy Hogan-McCullough. 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 August, 2020.

A motion was made by Don Mask to approve the August 31, 2020 Financial Statement subject to review by the Association's CPA. Seconded by Audria Quillian. Unanimously approved.

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Bali was requested to: 1) File a claim with the City for the Byers & Butler invoice. The fire department left the switch on resulting in the gate not working, 2) Forward the water bills to the Board, 3) Notify Board what was \$3,705.00 landscape expense.

It was agreed that a mid-year budget review would be completed in November.

A motion was made by Don Mask to reimburse operating for reserve expenses in the amount of \$22,815.13. Seconded by Billie Hastings. Unanimously approved.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report. The Committee met on September 23, 2020. The meeting minutes were provided to the Board. The Committee interviewed two additional vendors for security cameras. At this time, CPATF is exploring options for security measures that include increased security patrol, a security guard at the front gate, and heightening the Del Mar wall with security wrought iron. These options are in the preliminary stages of investigation.

The Committee is also researching two-way radios for use by the Task Force Committee in emergency situations.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry reviewed the Landscape/Architectural Committee's written monthly report for September.

Proposal was received from Brightview Landscape in the amount of \$3,619.00 to treat 32 trees for Borer, Lerp Psyllid, etc. A motion was made by Don Mask to approve the proposal. Seconded by Billie Hastings. Unanimously approved.

A proposal was received from Brightview Landscape in the amount of \$6,560.00 for various tree removals, tree root problems, etc. was received. Bali will include the proposal in the next Board packet.

An architectural request was received from 647 Edith Way to repair damaged wrought iron fencing and paint the wrought iron and front door. A motion was made by Billie Hastings to approve the request. Seconded by Don Mask. Unanimously approved.

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SOCIAL COMMITTEE:

Tentatively planning on a cookie exchange in early December.

ADMINISTRATIVE:

Bali's telephone/action item log for the period August 28, 2020 through September 25, 2020 was reviewed.

MAINTENANCE:

Discussion ensued on ongoing lighting issues, poor response from Horizon Lighting, etc. Bali was requested to obtain updated lighting bids, give a history of expenses and inquire why the photocells go out so quickly.

NEW BUSINESS:

Bali prepared a draft survey for the Board's review and input. It was agreed that prior to sending out a survey that the Association would have a town hall meeting to discuss the options of the Del Mar wall, security cameras, increased patrols, etc.

The Board will combine the Reserve Study review meeting with the security survey discussion.

Bali to have tow away signs at Edith entrance and on Avery.

Bali will contact Robert Owens, CPA, regarding 2016 and 2017 year-end reports. Bali may also check with previous Board members.

NEXT MEETING:

The next Board Meeting was scheduled for Thursday, November 5, 2020. The meeting will be held via Zoom.

ADJOURN TO EXECUTIVE SESSION:

The Board adjourned into Executive Session at 8:00 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.