

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 3, 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, Philip Marr, Marilyn Whitcomb, Frank Hall, Patricia McCloud, Bart Parnes, Maria Chang, Devin McGovern, David Larson, Kim Solomon, Mia Romero, Austin Chang and Marco Ramirez.

HOMEOWNER FORUM:

Bart Parnes discussed the condition of the landscaping in front of his home for the last 10 years. Discussed the tree roots and what corrections the Association plans to take.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the August 6, 2020 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 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 July, 2020.

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The Board reviewed the July 31, 2020 financial statement. A motion was made by Yolanda De Ramus to approve the statement subject to review by the Association's CPA. Seconded by Marcy Hogan-McCullough. Unanimously approved.

General discussion ensued regarding the Association's finances, reserve study and being overbudget for fiscal year ending June 30, 2020. It was noted that the dues have not been raised in thirteen (13) years or so.

Bali was requested to obtain the last five (5) years of year end CPA reviews.

A motion was made by Audria Quillian to approve the 2020 Year End Review, prepared by CPA's Fox and Stephens. Seconded by Yolanda De Ramus. Unanimously approved.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report. The Committee met on August 26, 2020 and reviewed the estimates obtained for the wall on Del Mar after the contractors had answered their questions concerning the proposals. The Committee is also obtaining additional bids for security cameras for the entrances at Edith, Del Mar and Terrylynn. The Committee also discussed emergency gate accessibility in the event of a power outage. Each CPATF member and HOA member will be given the combination to the lock on the front gate for emergency purposes. A vehicle was stolen inside the community in August. A copy of the August 26, 2020 Committee Meeting Minutes was provided to the Board.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

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

The Committee met on four (4) different occasions in March. The Committee agreed to postpone any new landscape installations until the new landscape company, Brightview, began service on September 1, 2020.

Per the Board's request, the Committee developed the first draft of their strategic plan for landscaping.

A motion was made by Billie Hastings to approve the architectural request from 630 Edith to replace the 3 existing sliding glass doors on the first floor. Seconded by Yolanda De Ramus. Unanimously approved.

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A motion was made by Billie Hastings to approve the architectural request from 630 Edith to sand and paint their fence. Seconded by Marcy Hogan-McCullough. Unanimously approved.

A motion was made by Billie Hastings to approve the architectural request from 627 Edith to repair termite damaged fascia and paint. Seconded by Audria Quillian. Unanimously approved.

SOCIAL COMMITTEE:

No events planned due to Covid-19. However, the Committee is looking into some type of activity for Halloween.

ADMINISTRATIVE:

Bali's telephone/action item log for the period July 31, 2020 through August 27, 2020 was reviewed.

CSI Patrol Service provided a recap of tickets issued during the month of August. Bali was requested to ask CSI to provide a list of vehicles that have yellow visitor passes and also remind CSI to go through the Terrylynn alley. Residents never see them in the alley. Bali was requested to have a drop box installed at the end of the alley on Terrylynn so that the patrol service can leave tickets.

NEXT MEETING:

The next Board Meeting was scheduled for Thursday, October 1, 2020. The meeting will be held via Zoom.

ADJOURN TO EXECUTIVE SESSION:

The Board adjourned into Executive Session at 7:40 p.m. to discuss delinquent homeowner dues, violations and other legal matters.

Submitted by:

Debbie Schneider, AMS, CMCA
Bali Management Group

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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.