

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 22, 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, Justin Potier, Teri Staniford, Cheryl Jones, Billie Hastings, Sue Danielson, and Naphar Isley.

HOMEOWNER FORUM:

No Comments

REVIEW OF MINUTES:

A motion was made by Marcy Hogan-McCullough to approve the January 25, 2022 Board Meeting Minutes. Seconded by Rob Staniford. 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 January 31, 2022. Treasurer Phil Marr reviewed the financial statement including bank balances, assets, reserve balances and liabilities. Also gave a recap of which categories were over budget. Reported on walk thru with RSI who is preparing the Reserve Study for the next fiscal year budget.

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A motion was made by Audria Quillian to approve the January 31, 2022 Financial Statement. Seconded by Rob Staniford. 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 February 8, 2022. The Committee is attempting to schedule a meeting with Janice Hahn in April/May to discuss issues related to the river bed, homelessness, etc. The Committee has also reached out to other Neighborhood Watch associations. Suggested meeting places for homeowners in the event of an emergency were discussed. They include grassy knoll on Edith Way, the gate area and small grass knoll on Terrylynn and the cul de sac on Avery. The next meeting is scheduled for March 8, 2022 at 6:30 p.m.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Justin Potier reviewed the January Landscape Report. A copy of the full report was submitted to the Board. The Committee met and walked the property on January 11, 2022 with Debbie Schneider from Bali Management and on January 13, 2022 with Victor Juarez from Brightview Landscape.

ARCHITECTURAL REQUESTS:

Architectural request was received from 659 Terrylynn to replace their windows with white double pane windows. They will be like for like. The Architectural Committee has approved the request. A motion was made by Phil Marr to approve the request. Seconded by Rob Staniford. Unanimously approved.

SOCIAL COMMITTEE:

Cheryl Jones noted that the Committee is waiting for homeowners to return the survey so they can plan the events for the remainder of the year.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period January 20, 2022 through February 17, 2022 was reviewed.

LAND LEASE UPDATE:

Debbie Schneider with Bali Management provided update on the land lease with the Jones Company. It appears that the negotiations are complete and the Association has an agreement with the Jones Company regarding the current and back monthly lease payments due. The Board is working on a payment schedule for the arrears owed from

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LAND LEASE UPDATE CONTINUED:

March, 2019 through June, 2022 that should have little to no direct impact on homeowners.

OLD BUSINESS:

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:

Proposal was received from Byers & Butler to replace the photo eye on the main security gate with an edge. This will help prevent problems with the gate when it rains. Bali is waiting for two other gate company opinions/prices.

The next Board meeting is March 22, 2022.

ADJOURNMENT:

The Board adjourned the meeting at 6:36 p.m. into Executive Session to discuss delinquent homeowners, rule violations, and 3rd 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.