

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 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, Treasurer, Phil Marr and Member, Rob Staniford.

DIRECTORS ABSENT:

Secretary, Marcy Hogan-McCullough

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners, Linda and William Perry, Teri Staniford, Bob and Edie Rosenfield, and Carina Slepian.

HOMEOWNER FORUM:

No Comments

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the February 22, 2022 Board Meeting Minutes. Seconded by Yolanda De Ramus. 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 28, 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. The Board will be reviewing the 2022/2023 budget in April.

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A motion was made by Audria Quillian to approve the February 28, 2022 Financial Statement. 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 and will be on the Association's website. The Committee met on March 8, 2022. The Committee has scheduled a meeting with Janice Hahn and representatives of District 5 on April 2, 2022. All residents have been invited.

Other topics included reaching out to other Neighborhood Watch organizations, emergency preparedness, etc.

The next meeting is scheduled for April 12, 2022 at 6:30 p.m.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry reviewed the February Landscape Report. A copy of the full report was submitted to the Board. The Committee met and walked the property on February 9, 2022 with Debbie Schneider from Bali Management and on February 10, 2022 with Victor Juarez from Brightview Landscape.

It was noted that Brightview Landscape will be honoring the warranty for the tree installed near 616 Edith Way.

ARCHITECTURAL REQUESTS:

None

SOCIAL COMMITTEE:

The chairperson, Valerie Gales, has moved from the community so she has resigned. The Committee sent out a survey to owners regarding their interest in possible future events.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period February 18, 2022 through March 17, 2022 was reviewed.

OLD BUSINESS:

Proposals were obtained to install a Miller Edge device on the Edith gate. Bali will contact Byers & Butler to obtain additional information including if we can put a longer cover on the photo eye.

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Bali was requested to follow up with Southern California Coatings. They were going to provide addresses of other locations where they have done work.

Bali will include the two concrete mailbox slab proposals in the next Board packet.

NEW BUSINESS:

The subject of who is responsible (individual homeowners or the Association) for certain Retaining Walls in Crown Pointe was brought up. Philip Marr brought up two points: 1) There is already a legal opinion that clearly summarizes what the Association is responsible for and what each resident is responsible for. Walls are clearly designated as the responsibility of the resident, and for years residents have followed that legal opinion and maintained their own walls. Along with the CC&Rs, each resident is provided a copy of that Responsibility Summary and Matrix; 2) Also pointed out is that there has never been money allocated to a Reserve Account for the HOA to maintain any of the walls as walls have never been considered the responsibility of the Association.

Bali obtained information from Long Beach Water on the Lawn to Garden Program. Bali was requested to forward to the Landscape Committee.

The next Board meeting is April 26, 2022.

ADJOURNMENT:

The Board adjourned the meeting at 7:25 p.m. into Executive Session to discuss delinquent homeowners, rule violations, legal issues, 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.