

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**APRIL 26, 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, Secretary, Marcy Hogan-McCullough, and Member, Rob Staniford.

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners, Linda Perry, Teri Staniford, Justin Potier, Bob and Edie Rosenfield, Kimberly Solomon, Naphar Isley and Ben Chang.

HOMEOWNER FORUM:

Edie and Bob Rosenfield requested that the root be removed again from the sidewalk in the back alley. In addition, concrete needs repairs.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the March 22, 2022 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 March 31, 2022. Treasurer Phil Marr reviewed the financial statement including bank balances, assets, reserve balances and liabilities. A recap of which categories were over budget. A motion was made by Yolanda De Ramus to approve the

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March 31, 2022 Financial Statement. Seconded by Audria Quillian. Unanimously approved.

Treasurer Marr provided a brief history on the land lease and the higher lease payment, the \$40,000 owed for back lease payments, which the Association was able to cover without the need for a special assessment. The Board recently had a budget meeting. Due to increased expenses, inflation, etc., the dues will be going from \$235.00 to \$255.00 effective July 1, 2022.

Bali provided updated budget to reflect the increase in dues. A motion was made by Yolanda De Ramus to approve the revised budget. Seconded by Audria Quillian. 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 Councilwoman, Stacy Mungo Flanagan's office and representative from LA County Supervisor Janice Hahn's office. The meeting was well attended by homeowners and residents. Discussion regarding homelessness, the Pacific Place development, ballot measures and road and city improvements were discussed.

The Committee also contacted Bob Bill, President of the Los Cerritos Neighborhood Association. They will be meeting as LCNA and CPHOA have several shared interests.

Emergency preparedness continues to be a priority for the Committee.

The next meeting is scheduled for May 9, 2022 at 6:30 p.m.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Teri Staniford reviewed the March Landscape Report. A copy of the full report was submitted to the Board. The Committee met and walked the property on March 8, 2022 with Debbie Schneider from Bali Management and on March 10, 2022 with Victor Juarez from Brightview Landscape.

Due to the aging irrigation system, there were several costly irrigation repairs in March.

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LANDSCAPE PROPOSALS/MATTERS:

A motion was made by Phil Marr to approve the proposal from Brightview in the amount of \$990.65 to treat the soil at 616 Edith way with a fungicide so the new tree can be installed. Seconded by Rob Staniford. Unanimously approved.

Bali contacted Brightview with the Board's questions concerning the new Magnolia tree that will be installed in the common area near 616 Edith Way. Since the answers were satisfactory, the Board approved the tree.

ARCHITECTURAL REQUESTS:

A motion was made by Audria Quillian to approve the roof repairs and solar installation at 641 Terrylynn. Seconded by Phil Marr. Unanimously approved.

A motion was made by Rob Staniford to approve the roof repairs, painting of fascia and shiplap, installation of new gutters and downspouts at 630 Edith Way. Seconded by Audria Quillian. Unanimously approved.

SOCIAL COMMITTEE:

Justin Potier read the Social Committee Report on behalf of Cheryl Jones. Survey was sent to all owners regarding upcoming events that would be interested in attending. 25% of the community responded. Next event will be a summer movie night.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period March 18, 2022 through April 22, 2022 was reviewed.

The Board approved the draft letter to the non-member at 620 Avery.

OLD BUSINESS:

Lengthy discussion ensued regarding the proposals received for the mailbox area concrete on Edith, the stamped concrete at the entrance off Country Club Drive and the concrete work on the street in front of 637 Avery (the street and their entrance floods when it rains). Bali was requested to ask So. California Coatings to revise the warranty to be more specific on what types of items are covered under the warranty. A motion was made by Rob Staniford to approve the following proposals from So. California Coating:

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\$52,625.00 to remove and replace chipped concrete squares and stain all stamped concrete inside the gate (3,478 sq. feet) and outside the gate (5,269 sq. feet) to blend with the existing concrete.

\$7,525.00 to remove existing concrete pad at mailboxes and install a new concrete pad that is 2-3' longer on the back end and install an ADA compliant ramp on one (1) side.

\$4,320.00 to remove section of planter at 637 Avery and extend the current V drain to where the water puddles. Remove plants, install rebar, and pour new concrete.

The motion was seconded by Marcy Hogan-McCullough. 4 approve, 1 oppose (Quillian). Motion carried.

**NEW BUSINESS:**

The Annual Homeowners Meeting was scheduled for Monday, June 6, 2022.

**ADJOURNMENT:**

The Board adjourned the meeting at 7:23 p.m. into Executive Session to discuss delinquent homeowners, rule violations, legal issues, and 3<sup>rd</sup> 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.*