

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JULY 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, and Treasurer, Rob Staniford

DIRECTORS ABSENT:

Secretary, Frank Hall and Member, Marcy Hogan-McCullough

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners, Phil Marr, Linda Perry, Edie & Bob Rosenfield, Teri Staniford and Cheryl Jones

HOMEOWNER FORUM:

Several positive comments regarding the new mailbox pad/work.

REVIEW OF MINUTES:

A motion was made by Rob Staniford to approve the June 28, 2022 Board Meeting Minutes. Seconded by Audria Quillian. 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 June 30, 2022. Rob Staniford reviewed and commented on the Financial Statement. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Yolanda De Ramus. Unanimously approved.

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AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report for July. A copy of the full report was submitted to the Board and will be on the Association's website. The meeting was held on Tuesday, July 19, 2022.

Audria Quillian updated homeowners on the CPATF Playbook draft which outlines steps and procedures for committee members and homeowners to follow in the event of a natural disaster emergency. CPATF continues to compile a list of any CP residents who may need assistance during an emergency and continues to identify volunteers with medical or emergency response training. A demonstration on how to turn the gas off during an emergency was conducted by Tut Campbell and welcomed by all in attendance. The Campbells also included a handout from the City of Long Beach's website and donated wrenches for some lucky homeowners. How to make group email more efficient via cell phone was discussed. CPATF will conduct a few test emails within the next few weeks to test the efficiency.

There were no incidents reported in the CP community for June and July. The next CPATF meeting is scheduled for Tuesday, August 9, 2022, at 6:30 pm. Location TBD

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry reviewed the June and July Landscape Reports on behalf of the Committee. A copy of the full reports were submitted to the Board. June 22, 2022 Part I and June 29, 2022 Part II – Committee members along with Victor Juarez, Brightview Account Manager, conducted two walks during this period.

Due to the increased tasks, (general walk of entire complex and in-depth focus on Terrylynn) two walks were scheduled and conducted in June. Leaning on the expertise and knowledge possessed by Victor, and as per the monthly routine, a check on completed projects and newly identified landscape needs occurred.

Adhering to the established *Street Enhancement* rotation, as stated a major focus was placed on Terrylynn. Work on the various projects is scheduled to begin the first week of August.

Several irrigation repairs were completed. A list of the repairs was discussed.

July 25, 2022 – Committee members joined Debbie Schneider, Bali Property Manager, on their monthly walk of the complete Crown Pointe complex. The walk focused on

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progress of requested homeowner needed repairs/improvements to their property. Debbie monitors these required improvements and remains in close contact with homeowners' progress

One Architecture Request was submitted during this reporting period. Homeowner of 663 Terrylynn submitted a request to install a new patio cover. The Request was approved.

Welcome to new committee members: William Chu, Alternate, Melodye Dean, Member, Maria Hall, Member, Linda Perry, Member. Huge thank you to our past LAC members – thank you for your wonderful contributions and dedication to our community: Linda Perry, Justin Potier, Teri Staniford

Audria Quillian reported on research she and Linda Perry had done on the City of Long Beach Lawn to Garden Program. We are not sure that Crown Pointe would qualify.

SOCIAL COMMITTEE:

Cheryl Jones reported that everyone had a great time at the July 16, 2022 movie night. Thanks to everyone who donated, volunteered, for the event. On September 25th there will be “Painting with a Twist” and also handing out candy on Halloween. The next meeting is August 11, 2022 at 6:30 p.m. via Zoom.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period June 24, 2022 through July 21, 2022 was reviewed.

General discussion ensued on expectations of the patrol service and what services they should provide. A draft list of services was provided. Bali will add that patrol should report any suspicious activities. Also, provide pictures of vehicles. Overnight parking is considered 12:00 a.m. to 6:00 a.m. Date and time of parking violations.

Draft letter to the owners regarding construction work was approved.

Draft letter to owners regarding new visitor passes was also approved with a few minor changes. The Board tentatively approved the new visitor pass on page 60 after Bali investigates passes that can be individually customized for each address.

NEXT MEETING:

The next regular meeting of the Board will be Tuesday, August 23, 2022 at 6:00 p.m.

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ADJOURNMENT:

The Board adjourned the meeting at 7:02 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.