

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**SEPTEMBER 27, 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, Rob Staniford, Secretary, Frank Hall and Member, Marcy Hogan-McCullough

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners, Linda Perry, Cheryl Jones, Sue Danielson, Brenda Hanes, Coco Arowolo, Bonnie Tann, Stephanie Haffner, Naphar Isley and Carina Slepian.

HOMEOWNER FORUM:

Naphar Isley discussed the possibility of updating the appearance of the homes by not having stucco any longer and having a smooth surface. Everyone present agreed that this would be a good “upgrade”.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the August 23, 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 August 31, 2022. Rob Staniford reviewed and commented on the Financial Statement. A motion was made by Yolanda De Ramus to approve the Financial Statement. Seconded by Audria Quillian. Unanimously approved.

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AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report for September. Committee met on Tuesday, September 13, 2022. In attendance were CPATF members William Perry, Justin Potier, and Audria Quillian. Marcy McCullough was absent. Several homeowners were also in attendance. A second draft of the Emergency Preparedness CPATF Playbook for Crown Pointe residents was reviewed and edited. Homeowner Edie Rosenfield was asked and graciously agreed to edit and format the final copy of the CPATF Playbook for residents and submission and approval by the HOA Board. Once approved, the Emergency Preparedness CPATF Playbook will be made available to residents hopefully in September for National Disaster Preparedness month. CPATF committee members also reviewed the Emergency Preparedness CPATF Playbook for committee members. During the month of September websites, apps for Emergency Preparedness and resources for supplies will be sent out to Crown Pointe residents who have supplied their email information to CPATF.

CPATF has signed up for participation in the *Great Shake Out* on Thursday, October 20, 2022. Available homeowners and residents are asked to participate in “Drop, Cover, Hold” at 10:20 am on this date. A video with instructions will be sent out to Crown Pointe residents via email ahead October 20<sup>th</sup>. CPATF committee members discussed participating in a table -top exercise reviewing emergency preparedness procedures at that time.

No incidents in the community were reported for the month of August.

The next CPATF meeting date of Tuesday, October 11<sup>th</sup> at 6:00 pm at 627 Edith.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Welcome aboard to the newest member of the Landscape/Architectural Committee – Brenda Hanes.

The mandated irrigation restrictions have visibly and negatively impacted lawns throughout the county. Plantings prior to the mandates, along with those long standing have suffered greatly. In an effort to bring forth “new life” to Crown Pointe’s grassy areas, we are having the lawns mowed a little shorter. This process will remove a sufficient amount of thatch (matted grass). Following this, the grassy areas will be fertilized allowing roots to receive nutrients, water and sunlight. This project falls under general maintenance and will be complete in approximate two to three weeks.

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Land to Garden Program – It is the recommendation of the LAC that a subcommittee be formed to investigate Crown Pointe’s eligibility as it pertains to this grant opportunity, and if so, submit required documentation, etc. Please recall that the LAC is working with Brightview to reimagine the Edith/Country Club Drive main entrance.

The Avery Place planter in front of 637 was a focus; one cactus has been selected and complimentary drought tolerant plants/ground covers are being researched. On September 27, 2022 LAC representatives, along with Board Member Audria Quillian, visited a couple of local nurseries to investigate possibilities.

The monthly walk with Victor Juarez, Brightview Account Manager, occurred on Wednesday, August 22, 2022. Due to conflicting schedules, the September walk with Debbie Schneider, Bali Property Management Manager, did not occur. However, the next walk will take place on Friday, October 7, 2022.

Landscape proposal was received from Brightview to treat the Magnolia trees in the amount of \$1,895.40. A motion was made by Audria Quillian to approve the proposal. Seconded by Yolanda De Ramus. Unanimously approved.

**SOCIAL COMMITTEE:**

Cheryl Jones reported on the September 17<sup>th</sup> Paint and Sip. The event was well attended. The next events will be handing out candy at Halloween and the December 10<sup>th</sup> Secret Santa Cookie exchange. The next meeting is October 13, 2022 at 6:30 p.m. on Zoom.

**ADMINISTRATIVE:**

The telephone call log/maintenance action item list from Bali Management for the period August 19, 2022 through September 21, 2022 was reviewed.

**MAINTENANCE:**

The work on the stamped concrete at the community entrance on Edith is scheduled to start Monday, October 3, 2022.

A motion was made by Rob Staniford to clean all light fixtures in the amount of \$365.00. Seconded by Marcy Hogan-McCullough. Unanimously approved. Bali was requested to schedule power wash and light fixture cleaning for early November. Bali will also ask Richard Krikorian to clean the mailboxes.

Bali was requested to ask Armando at USPS if they would put in writing that USPS owns the mailboxes or put a sticker on the boxes.

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NEXT MEETING:

The next regular meeting of the Board will be Tuesday, October 25, 2022 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting at 7:05 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.*