

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 25, 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 and William Perry, Phil Marr, Sue Danielson, Brenda Hanes, Teri Staniford, Bonnie Tann, Stephanie Haffner, Naphar Isley and Maria Hall.

HOMEOWNER FORUM:

Phil Marr discussed the plantings on Terrylynn. Most of the new plants have died in the heatwave. Landscaping looks unkempt. Sprinklers are not hitting all areas. Two Palm trees are blocking one of the sprinkler heads. Linda Perry stated she would follow up with Brightview. All dead plants are scheduled to be replaced at no cost to the HOA.

Frank Hall requested that that landscaper use the blowers on any other day other than Wednesday. Bali to follow up with Brightview.

Bonnie Tann noted that Brightview does not pick up trash in the landscaping. The trash was left by So Cal Coating. Bali will contact So Cal Coating to ensure that their crew picks up their trash.

Maria Hall discussed the diseased Hibiscus on Terrylynn. It was noted that one of the ways to treat White Fly infestation was to hose the plants down. Plants should be hosed down on both sides of the fences on Terrylynn as the White Fly carries over into resident's patios.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the September 25, 2022 Board Meeting Minutes. Seconded by Marcy Hogan-McCullough. Unanimously approved.

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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 September 30, 2022. Rob Staniford reviewed and commented on the Financial Statement. Noted that current concrete work was budgeted and the expense will be coming out of the reserves as planned. A motion was made by Yolanda De Ramus to approve the Financial Statement. Seconded by Audria Quillian. Unanimously approved. Bali was requested to obtain CD rates. Contact Union Bank as well as other banks.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the Task Force Committee Report for October. A written report was submitted to the Board and can be found on the HOA website.

The Crown Pointe Awareness Task Force (CPATF) met on October 11, 2022. A final copy of the CPATF Playbook for CP residents was shown to attendees. It can be laminated and posted in a visible spot in residents' homes. A copy was emailed to all homeowners by Bali Management. Current and updated email lists were shared with CPATF committee members only. Committee members are now able to email residents who have submitted their emails to CPATF, via their cell phones quickly during an emergency. On October 5, CPATF members met to enact an emergency preparedness tabletop exercise as a follow up to Disaster Preparedness Month. Many ideas were shared and discussed by committee members following the exercise.

CPATF signed up to participate in the International Great ShakeOut on October 20, 2022. An email will be sent to all homeowners including two 30-second videos, the My ShakeOut website (www.shakeout.org), and where to download the MyShake App at the Google or Apple App store. A suggestion was made to post flyers at the entry and exit gates of Edith Way and Terrylynn Place.

There were no security incidents reported in the Crown Pointe community in September. Members shared information of the recent break-in/burglary in the 4200 block of Country Club Drive and tips for safety from the LBPD.

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The next meeting is scheduled for November 8, 2022, at 6 p.m.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

The monthly Landscape Committee report was reviewed by Linda Perry. As reported in September, the mandated irrigation restrictions have visibly and negatively impacted grass, plants and trees throughout Crown Pointe. In an attempt to bring new life to the grassy areas, lawns were mowed a little shorter than normal. Following the mowing, the areas were fertilized, allowing roots to receive nutrients, water and sunlight. We are now bearing witness to the early success of this process; green and healthy new growth is present. Furthermore, be aware that plants installed just prior to the mandated water restrictions suffered as a result and will be replaced by Brightview.

Also, shared in the previous report, the Avery Place planter in front of 637 is a focus; drought tolerant plants for this area have been identified. Additionally, accent boulders/rocks have been identified. The work on this project is scheduled to begin the week of October 24, 2022.

A gift of multi-colored Cyclamen was selected and planted in both main entrances (Edith Way/Country Club Drive and Terrylynn Place/Court). We received this gift from Brightview Landscape and are appreciative of their generosity.

The monthly routine walk with Victor Juarez, Brightview Account Manager, occurred on Friday 7, 2022. Identified during this walk were possible irrigation problems, needed pruning, unauthorized planting on the part of homeowners, dying plants and replacements, and removal of vines attached to stucco walls. A special meeting with Victor was conducted on Friday, October 7, 2022. The primary focus of this meeting was the common area planter in front of 637 Avery Place.

The monthly walk with Debbie Schneider, Bali Property Management Manager, occurred on Monday, October 10, 2022.

October 7, 2022 – Magnolia trees received the first of two treatments aimed to rid the trees of Tulip Scales. Spraying of Hibiscus brushes due to White Fly infestation, a second spraying will occur.

Brightview Landscape indicated a willingness to power wash the area by Del Mar and Marion. Bali will ask how frequently they would be willing to do this at no charge.

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A motion was made by Audria Quillian to approve the cut the tree below the roof line between 4023 and 4027 Marion in the amount of \$94.00. Seconded by Yolanda De Ramus. Unanimously approved.

ARCHITECTURAL REQUEST:

An architectural request was received from 4015 Marion to replace the upper back deck and replace the iron fence with wire. A motion was made by Rob Staniford to approve the request. Seconded by Audria Quillian. 4 approve, 1 abstain (De Ramus).

SOCIAL COMMITTEE:

Yolanda De Ramus read Cheryl Jones' report. The Committee met on October 13, 2022 via Zoom. Volunteers handed out candy on Halloween. The annual Holiday Party is scheduled for December 10, 2022. The Committee will be decorating the community after the Thanksgiving holiday. The next meeting is November 10, 2022.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period September 22, 2022 through October 19, 2022 was reviewed.

MAINTENANCE:

A homeowner suggested that a speed bump be added to Avery Place. Bali was requested to obtain prices for a speed bump (both permanent and temporary) and a stop sign as an alternative. Bali will also send out an e-blast reminding residents of the speed limit.

Bali noted that CSI will not remove the signs throughout the property that state they are servicing the property. CSI stated they did not install the signs. Bali was requested to look into generic signs prior to having the CSI signs removed.

Bali will obtain prices to patch and paint the street and sidewalk on Avery. In addition, a walk thru will be scheduled with So Cal Coating to identify which streets are a priority. On the walk thru we will look at entire community.

Bali to obtain price to paint/stain the sidewalks. Look at sidewalk at entrance across from the mailboxes. Possible trip hazard.

NEXT MEETING:

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

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ADJOURNMENT:

The Board adjourned the meeting at 7:28 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.