

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 23, 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:

Vice President, Audria Quillian, and Treasurer, Rob Staniford, Secretary, Frank Hall and Member, Marcy Hogan-McCullough

DIRECTORS ABSENT:

President, Yolanda De Ramus

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners, Phil Marr, Linda Perry, Teri Staniford and Sue Danielson

HOMEOWNER FORUM:

Discussion regarding the new plantings on Terrylynn. Approximately 6 out of the 8 new plants died. Bali will contact Brightview Landscape. Discussed adding drought tolerant plants and an irrigation drip system in the future.

AWARENESS TASK FORCE COMMITTEE:

Audria Wuillian gave the Task Force Committee Report for August. A copy of the full report was submitted to the Board and will be on the Association's website. The meeting was held on August 9, 2022. Several owners were present at the meeting.

The group received a draft of the Emergency Preparedness Playbook and were asked to make changes, comments, or edits to the proposed plan. CPATF would like to have a final copy available to the homeowners that they can download and keep on hand in September for National Emergency Preparedness Month or October for the Great Shake Out. Homeowners made suggestions for activities in the month of September and/or October 20 for the important awareness dates.

There was also a discussion about possibly holding CPATF meeting every other month instead of once per month. A final decision will be made in September or October.

There were no incidents reported in the month of July.

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LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Debbie Schneider read the Landscape Report on behalf of the Committee. A copy of the full report was submitted to the Board.

The monthly walk with Victor Juarez, Brightview Account Manager, has been scheduled for August 22 and August 26, 2022.

As stated in the previous report, per the *Street Enhancement* rotation, a major focus was planed on Terrylynn Place. Enhancements of the common area landscape were identified and scheduled work began in early August. Follow-up on completed projects is underway; the LAC places a priority on following up on projects to ensure satisfaction. On August 18, 2022 needed repairs began in the common area in front of 637 Avery Place. Debbie is working with the Board and appropriate individuals/companies to ensure that the issues are remedied.

The Board noted that So Cal Coating was able to repair the irrigation on 637 Avery. Bali will contact Brightview Landscape.

Sylvia Molodye Dean is no longer serving on the Landscape and Architectural Committee. Thank you to Sylvia for time served and contributions made.

ARCHITECTURAL REQUEST:

Architectural request was received from 652 Avery to install camera on their garage. The owner will be submitting a picture of where the camera will be installed. The owner also need to have neighbors sign awareness form.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the July 26, 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

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statements for reserves, check register, monthly general ledger and delinquent assessment A/R report for July 31, 2022. Rob Staniford reviewed and commented on the Financial Statement. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Marcy Hogan-McCullough. Unanimously approved.

Bali will correct the general ledger coding error.

SOCIAL COMMITTEE:

On September 17th there will be “Painting with a Twist” and also handing out candy on Halloween.

ADMINISTRATIVE:

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

The new patrol service, California Safety Agency, starts September 1, 2022. The contract and duties were reviewed.

MAINTENANCE:

So Cal Coating put a color sample on the stamped concrete at the front of the property on Edith. The Board all looked at the sample and unanimously approved. Bali will notify So Cal Coating so work can commence.

A motion was made by Rob Staniford to approve the proposal from SO Cal Coating in the amount of \$1,595.00 to repair and paint the monument sign and planter walls (2) at the front of the community. Seconded by Frank Hall. Unanimously approved.

Bali will contact Armando at the post office to place new stickers on the mailboxes. The ones currently there are faded, etc.

Per Armando at the Post Office, the mailboxes are owned by USPS and not the Association (this is despite what other persons at the post office have stated).

NEXT MEETING:

The next regular meeting of the Board will be Tuesday, September 27, 2022 at 6:00 p.m.

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ADJOURNMENT:

The Board adjourned the meeting at 6:50 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.