

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 28, 2023

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CALL TO ORDER:

The meeting was called to order at 6:00 p.m., immediately following an Executive Session. Executive Session items included violation hearing, delinquencies and rule violations. 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 and William Perry, Coco Arowolo, Brenda Hanes, Cheryl Jones, Soina Dargan, Bonnie Tann

HOMEOWNER FORUM:

No Comments

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the January 24, 2023 Board Meeting Minutes as corrected. Seconded by Rob Staniford. 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 January 31, 2023. Treasurer Staniford reviewed the statement and noted that the new CD had been opened. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Yolanda De Ramus. Unanimously approved.

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2022 YEAR END CPA REPORT:

The 2022 Year End Financial Report prepared by CPA Fox and Stephens was reviewed. The Board noted that on page 10, #7 of the report it discusses interfund borrowing. In 2022, the Board made a resolution to use \$19,039 of the reserve funds to pay the back funds owed to the developer for the land lease. The money was allocated for tree trimming. On the advice of the arborist hired, the trees were not trimmed during that fiscal year. The Board decided not to impose a special assessment on the membership to pay the back funds owed to the developer and instead use the tree trimming funds. The Board noted that they do not intend to repay this account.

A motion was made by Rob Staniford to approve the report. Seconded by Yolanda De Ramus. Unanimously approved.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian reviewed the Task Force Committee Report. The Committee met via ZOOM on Tuesday, February 7, 2023. Training drills with back-up gate operators, Todd Isley – Edith Way, Rob Staniford – Del Mar, and Cheryl Jones and Kellie, Terrylynn Place will be scheduled for a Saturday in March. A walk-through earthquake drill for CPATF members and volunteers will be scheduled for April or May.

Scheduling a “Meet & Greet” with the new District 5 Councilwoman, Megan Kerr and LA County Supervisor Janice Hahn’s office is in the works. Justin Potier will lead that effort.

Audria Quillian shared information on the City of Long Beach opening additional Winter Shelters in West Long Beach in February.

There was one incident reported in January. What appeared to be an unhoused man was spotted in front of a house on Edith Way waving his arms and speaking incoherently. He was asked to leave the community by a homeowner.

The next CPATF meeting is scheduled for Tuesday, March 14th at 6:30 PM.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

The monthly Landscape Committee report was reviewed by Linda Perry. A scheduled walk with Debbie Schneider occurred on Wednesday, January 18, 2023, and with Victor Juarez on Thursday, January 19, 2023. The walk with Debbie Schneider focused on the progress of homeowner requested/needed repairs. It was noted that several requested/needed repairs had not been completed and a majority of these homeowners

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would receive proper notification. As the walk pertains to HOA landscape areas, Victor Juarez, along with the LAC members, identified areas throughout Crown Pointe that require maintenance. Also noted was the need to replace plants that are not thriving. As per the routine, these plants will be exchanged at no cost to the HOA. The work pertaining to both will be scheduled for February 17 – 20, 2023.

Homeowners are reminded that they are **not** permitted to plant in the HOA landscape area/common area; to do so is in violation of the CC&R's. Such plants will be removed by the contracted HOA landscape company (Brightview). Homeowners will not be reimbursed for plants that are removed.

The LAC met with Victor to check the status of approved projects listed on the *Proposal for Extra Work at Crown Pointe Community Association*, dated February 6, 2023. Projects in general pertained to landscape enhancements and the installation of new plants throughout the development. Of the fourteen projects/tasks included, all but three had been completed. The three (3) small enhancements are scheduled to be completed on Wednesday, March 1, 2023. Approval for payment will be granted by Debbie following completion.

A rendering of a reimagined HOA landscape area for the community's Country Club Drive and Edith Way main entrance was presented. The general concept will be mimicked for the Terrylynn Place/Terrylynn Court gate entrance landscape area. This multi-phased project focusing on a drought tolerant landscape will be presented to the HOA Board.

Revised proposal was received from Brightview Landscape regarding converting spray irrigation to drip system at 639 to 653 Terrylynn. A motion was made by Yolanda De Ramus that pending recommendation and review by the LAC Committee, to approve the proposal in the amount of \$3,408.33. Seconded by Rob Staniford. Unanimously approved.

Bali was requested to ask Brightview for long-term projection on costs to convert the remaining common areas (where applicable) to a drip system.

ARCHITECTURAL REQUESTS:

An architectural request was received from 638 Avery to install solar panels. A motion was made by Rob Staniford to approve the request. Seconded by Marcy Hogan-McCullough. 4 approve, 1 abstain (Quillian).

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An architectural request was received from 4035 Marion to install solar panels. A motion was made by Rob Staniford to approve the request. Seconded by Audria Quillian. Unanimously approved.

An architectural request was received from 615 Edith to replace their wrought iron fence. A motion was made by Audria Quillian to approve the request. Seconded by Frank Hall. Unanimously approved.

An architectural request was received from 4000 Marion Way to install a pool. The request was just received and information is being sent to the Board and Committee. A motion was made by Marcy Hogan-McCullough to approve pending receipt of the forms and Board and Architectural Committee approval. Seconded by Frank Hall. Unanimously approved.

SOCIAL COMMITTEE:

Cheryl Jones noted that the Committee met on February 9, 2023 and discussed social events for September and December. The next meeting will be March 9, 2023.

EXTERIOR ENHANCEMENT SUB-COMMITTEE:

Yolanda De Ramus reported that the Committee met on February 13, 2023. Discussion at the meeting included replacement of garage doors, paint colors and power washing. The next meeting will be March 7, 2023.

MAINTENANCE:

Bali provided an update from the USPS. The post office stated they are running out of mailboxes for 2023 so Armando is setting them aside for us. He will work with manager on how we will do distribution of keys. They will be assigning same mailboxes to residents. May leave new keys in current mailboxes so residents have them when new boxes are installed

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period January 19, 2023 through February 24, 2023 was reviewed.

NEW BUSINESS:

A motion was made by Rob Staniford to approve the Holiday decoration rule draft with the change that nothing can be put on the grass. Seconded by Audria Quillian. Unanimously approved.

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NEXT MEETING:

The next regular meeting of the Board will be Tuesday, March 28, 2023 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting at 6:58 p.m. and reconvened into Executive Session for violation hearing and review of delinquent accounts.

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.