

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

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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 and William Perry, Brenda Hanes, Sue Danielson, Cheryl Jones, Phil Marr, Coco Arowolo, Mario Gonzalez

HOMEOWNER FORUM:

Phil Marr discussed the sprinkler proposal on Terrylynn. It was noted that the proposal was approved and Brightview will be notified.

REVIEW OF MINUTES:

A motion was made by Yolanda De Ramus to approve the February 28, 2023 Board Meeting Minutes. 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 February 28, 2023. Treasurer Staniford reviewed the statement. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Yolanda De Ramus. Unanimously approved. Questions regarding the check register were answered.

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AWARENESS TASK FORCE COMMITTEE:

Audria Quillian reviewed the Task Force Committee Report. The Crown Pointe Awareness Task Force (CPATF) met on Tuesday, March 14, 2023 via Zoom.

An Emergency Preparedness walk through drill was scheduled for Saturday, May 20th, at 10:30 am. All Crown Pointe residents are invited to participate in this drill. CPATF members will be notified to initiate the exercise via their two-way radios and immediately report to their assigned gates and manually open them. Homeowners and residents will be notified by email (if on CPATF voluntary list) and will report to respective meeting places in Avery Place cull de sac, Edith Way grassy knolls, and Terrylynn gate. A CPATF representative will be at each location. After accounting for homeowners and residents, all participants will report to the primary Edith Way location.

CPATF is hoping to offer a CPR course for interested volunteers through the American Red Cross or another organization. Information gathering is taking place. Marcy McCullough is leading that effort.

The Task Force is continuing its efforts to identify volunteers in the community with medical or emergency training experience. Please notify Linda Perry or Audria Quillian if you would like to be on our volunteer committee or know a homeowner or resident who would like to volunteer.

A *Meet & Greet* with Megan Kerr (District 5) and LA Supervisor Janice Hahn's office (Holly Unruh) is being planned for the spring or summer 2023. Justin Potier is the contact person for that event. Last year's event, which took place on the grassy knoll, was popular with many homeowners.

There were 0 incident reports in the Crown Pointe community for February.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

The monthly Landscape Committee report was reviewed by Linda Perry and Brenda Hanes. The LAC continues to work collaboratively with the community's contracted landscape vendor in the monitoring of plants. A plan to reimagine the main entries has been presented to the HOA Board for review and consideration; a focus has been placed on drought tolerant plants and a revamped irrigation system (drip system).

The LAC is working with Debbie Schneider, Bali Management Manager, to create an *Architectural Request for Emergency Repairs*. The standard form will be presented to the

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HOA Board for review and approval. This Request will address repairs that require urgent attention on the part of the property owner.

The LAC met with Victor Juarez on March 27, 2023, in order to conduct its monthly walk. The LAC was introduced to Andrew, the new Brightview arborist, recently assigned to Crown Pointe. During this routine walk, attention was given to the following: an examination of trees included in the Proposal and their priority/urgency for removal and/or grooming and list of additional trees that require urgent attention.

Identification of Daniella plants throughout the community that are not thriving and will be replaced with like plants by Brightview at no cost to the HOA. Daniella plants noted in several locations will be replaced by Monday, April 1, 2023,

The Committee will conduct its March 2023 walk with on Thursday, March 30, 2023. This walk will follow a meeting with a Crown Pointe homeowner.

ARCHITECTURAL REQUESTS:

No requests submitted.

SOCIAL COMMITTEE:

Cheryl Jones noted that the Committee met on March 9, 2023 via Zoom. The Committee is currently working on the Block Party scheduled for September 23, 2023. The next meeting is April 13, 2023 at 6:30 p.m.

EXTERIOR ENHANCEMENT SUB-COMMITTEE:

Yolanda De Ramus reported that the Committee met on March 7, 2023. Discussion at the meeting included power-washing, referrals to homeowners, etc. The next meeting was scheduled for April 4, 2023.

MAINTENANCE:

Bali is waiting for a date from the USPS on the replacement of the mailboxes.

Bali was requested to send notification to owners on Terrylynn and Edith that use the pedestrian gate on Terrylynn. Someone is propping open the gate leaving the area unsecured. Bali will also look into a stronger spring for the gate.

It was noted that you have to drive close to the gate on Del Mar (within 2 feet) for it to automatically open. Bali will ask Byers & Butler why this changed from before.

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Bali will also ask Byers & Butler about the Edith gate. You must also be very close to open that gate with your remote.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period February 25, 2023 through March 23, 2023 was reviewed.

NEXT MEETING:

The next regular meeting of the Board will be Tuesday, April 25, 2023 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting at 7:05 p.m. into Executive Session for 3rd party contracts, a review of delinquent accounts and owner vs. HOA responsibilities.

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.