

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**JULY 25, 2023**

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CALL TO ORDER:

The meeting was called to order at 6:00 p.m. A quorum of Board members was present.

DIRECTORS PRESENT VIA ZOOM:

Audria Quillian, Rob Staniford, Marcy Hogan-McCullough and Bonnie Tann.

DIRECTORS ABSENT:

Yolanda De Ramus

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners Linda and William Perry, Justin Potier, Cheryl Jones, Brenda Hanes, Sue Danielson, Edie and Bob Rosenfield, Carina Slepian, Soina Dargan.

RESIGNATION:

Yolanda De Ramus notified the Board that she must resign from the Board due to work and personal commitments. It was agreed that Yolanda would be missed and we are thankful for her hard work on the Board.

HOMEOWNER FORUM:

Bob Rosenfield submitted a request for approval to hold an art tour at their home for the Long Beach Open Studio Tour on October 14<sup>th</sup> and 15<sup>th</sup> as in previous years. A motion was made by Rob Staniford to approve. Seconded by Audria Quillian. Unanimously approved.

Cheryl Jones asked the Landscape Committee if they would look into all the mushrooms in the common areas. The Committee noted that they had addressed this with Brightview Landscape.

REVIEW OF MINUTES:

Approval of the June Minutes was tabled.

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

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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 June 30, 2023. Treasurer Staniford reviewed the statement. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Marcy Hogan-McCullough. Unanimously approved.

Rob Staniford also reported on the zoom meeting held with Reserve Studies, Inc., Bali, himself and Audria Quillian. The biggest concern of the Board was the lower percentage of funding for this year vs. the previous year. Scott at Reserve Studies, Inc. gave a detailed description of the categories and recommended a dues increase. He will put together the main reasons for the percentage being lowered.

AWARENESS TASK FORCE COMMITTEE:

There was no meeting in July. The next meeting is scheduled for the 2<sup>nd</sup> Tuesday in August. No incidents to report mid-June through mid-July.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry reported on the scheduled walk thrus with Victor at Brightview, Debbie at Bali Management, and Andrew the arborist at Brightview. Proposals were received for various tree removals, tree injections, etc. The Board will discuss the proposals in Executive Session and they will also be placed on the August Board meeting agenda.

Brenda Hanes reported on the walk thru with Andrew, Brightview's arborist and the Committee's recommendations.

Homeowner inquired about chemicals being used to treat the Blythe on the trees. Bali will contact Brightview to ascertain what is used and ensure it is safe around people and pets.

ARCHITECTURAL REQUESTS:

Board approved roof repair at 4017 Marion Way.

SOCIAL COMMITTEE:

Cheryl Jones and Justin Potier reported that the Committee is currently working on the Block Party scheduled for September 23, 2023. To date, approximately 50 residents have RSVP'd. Their next meeting is August 10, 2023.

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EXTERIOR ENHANCEMENT SUB-COMMITTEE:

No Report

MAINTENANCE:

Bali reported that the City of Long Beach had issued a work order to investigate the storm drain near 607 Avery Place. The City allows pool water to flow through the drains. However, Code Enforcement has been contacted regarding the dirt flowing from planters, etc.

Proposal was received for asphalt repairs at 625 Edith from Empire Parking Lot Services for \$4,950.00. Bali is obtaining a 2<sup>nd</sup> bid.

Bali will continue to follow up with So. Cal Coating regarding the front stamped concrete. The staining is still not completed.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period June 22, 2023 through July 19, 2023 was reviewed.

Bali retyped and revised the Architectural Request Form. Bali will forward to William Chu for review. The other Committee members have already reviewed. Suggested changes were discussed as well as making the form “fillable”.

OLD BUSINESS:

Discussed security cameras, internet fees associated with the cameras and additional costs to install cameras on Terrylynn (need to add posts and electricity). Further discussion was tabled.

NEXT MEETING:

The next regular meeting of the Board will be August 17, 2023 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting at 7:17 p.m. into Executive Session for 3<sup>rd</sup> party contracts, a review of delinquent accounts, and rule violations.

Submitted by:

Debbie Schneider  
Acting Secretary

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*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.*