

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JUNE 27, 2023

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CALL TO ORDER:

The meeting was called to order at 6:16 p.m. immediately following the Annual Homeowners Meeting. A quorum of Board members was present.

DIRECTORS PRESENT VIA ZOOM:

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

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners Linda Perry, Phil Marr, Justin Potier, Cheryl Jones, Brenda Hanes, Sue Danielson, Edie and Bob Rosenfield

HOMEOWNER FORUM:

Phil Marr discussed the proposed landscape improvements and asked if the homeowners could be sent the rendering.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the April 25, 2023 Board Meeting Minutes. Seconded by Marcy Hogan-McCullough. 4 approved, 1 abstain (De Ramus).

A motion was made by Audria Quillian to approve the May 23, 2023 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 statements for reserves, check register, monthly general ledger and delinquent assessment A/R report for May 31, 2023. Treasurer Staniford reviewed the statement. A motion was

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made by Audria Quillian to approve the Financial Statement. Seconded by Yolanda De Ramus. Unanimously approved.

Discussion ensued on the 2023/2024 Reserve Study update and the consultants notes regarding the funding. A meeting will be scheduled with Rob Staniford, Audria Quillian, Debbie Schneider and Reserve Studies, Inc. to discuss the Reserve Study.

AWARENESS TASK FORCE COMMITTEE:

The Committee met on Tuesday, June 13, 2023. Audria Quillian read the report.

Crown Pointe Awareness Task Force (CPATF) has been very busy planning and executing Spring events. On May 23, 2023, at 10:30 am, homeowners met in their designated areas in the Avery Place cull de sac, Edith Way grassy knoll, and Terrilyn Place gate for a practice *Emergency Preparedness* drill. Over 31 residents followed the CPATF Playbook and participated in the exercise organized by the committee. Gates were opened manually by CPATF members and volunteers brought emergency items from the guard shack to the “makeshift” Communication Center on the Edith Way grassy knoll. A debriefing followed the drill with residents enjoying a nice lunch and conversation with their neighbors.

CPR classes for interested homeowners is being researched and information will be available for all shortly. It looks like there will be more than one option for classes.

On June 3, 2023, a *Meet & Greet* with Councilwoman Megan Kerr was hosted by CPATF and the CP social committee on the Edith Way grassy knoll. Councilwoman Kerr and her representatives discussed issues of importance to our community and answered questions prepared in advance for homeowners. They also took questions from the floor. The connection made with District 5 was informative and beneficial.

There have been no incidents reported in the CP community for May or June.

No meeting is scheduled for July. The next CPATF meeting will be August 15, 2023.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry reviewed the monthly Landscape Committee report.

Routine activities occurred during the past two months i.e.: collaboration with the Crown Pointe property management, the complex has contracted landscape vendor, and a

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presence throughout the community, etc. A few highlights over this reporting period include:

- Drafted and submitted an article for the Crown Pointe Newsletter
- Monitored landscape maintenance items and new plantings
- Timely responses, when appropriate, to homeowner landscape and architectural questions and/or concerns
- Participation in scheduled and often unscheduled “property monitoring walks”

Scheduled walk – May 15, 2023

Scheduled walk – June 15, 2023

Unscheduled walk June 21, 2023

Scheduled walk – June 27, 2023

The LAC is happy to inform homeowners that William Chu, certified architect, will serve as the committee’s “point person” when requests require the knowledge and experience of a licensed/experienced architect.

The issue with whiteflies is being treated by routinely spraying. These pests continue to be a problem and efforts are being made to combat them.

Brenda Hanes reported on the walk thru June 27, 2023 today with Brightview. Several irrigation problems were noted which are being addressed.

Proposals for the enhancement of the Edith Way and Terrylynn entrances were reviewed and will be discussed further in Executive Session under 3rd party contracts. The Committee discussed the plan for both entrances. Bali will send the renderings to all homeowners.

ARCHITECTURAL REQUESTS:

A motion was made by Rob Staniford to approve 649 Avery to paint the fascia boards pending neighbor awareness form from 651 Avery. Seconded by Audria Quillian. Unanimously approved.

A motion was made by Rob Staniford to approve 605 Avery emergency request to repair roof. Seconded by Marcy Hogan-McCullough. Unanimously approved.

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Homeowner from 4000 Marion was present to discuss request to have flat concrete surface outside their gate.

SOCIAL COMMITTEE:

Cheryl Jones reported that the Committee is currently working on the Block Party scheduled for September 23, 2023.

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. Water is constantly flowing out of that drain from the properties behind Crown Pointe. The Easement is maintained by the City. It was noted that several homes on Mesa Way drain their pool water down the alley, which then flows through the storm drain. The City noted that it is ok for pool water to flow through the drains. Bali was requested to contact them regarding the dirt and water that flow through the drains.

Bali reported on communications with Councilmember Megan Kerr's office regarding the City consistently missing trash pick-ups. Their office noted problems with hiring personnel to handle the trash pick-up throughout the City.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period April 20, 2023 through June 21, 2023 was reviewed.

NEXT MEETING:

The next regular meeting of the Board will be July 25, 2023 at 6:00 p.m. Due to work schedules, the Board agreed to switch the meetings to the 3rd Thursday of each month beginning in August, 2023.

ADJOURNMENT:

The Board adjourned the meeting at 7:28 p.m. into Executive Session for 3rd party contracts, a review of delinquent accounts, rule violations and owner vs. HOA responsibilities.

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Submitted by:

Debbie Schneider
Acting Secretary

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.