

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 17, 2023

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CALL TO ORDER:

The meeting was called to order at 6:01 p.m. following an Executive Session where rule violations were discussed. A quorum of Board members was present.

DIRECTORS PRESENT VIA ZOOM:

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

DIRECTORS ABSENT:

None

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners Linda and William Perry, Justin Potier, Brenda Hanes, Phil Marr and Mario Gonzalez.

ELECTION OF OFFICERS:

A motion was made by Rob Staniford and seconded by Audria Quillian to approve the following officers:

President	Marcy Hogan-McCullough
Vice President	Audria Quillian
Treasurer	Rob Staniford
Secretary	Bonnie Tann

Motion was unanimously approved.

HOMEOWNER FORUM:

No comments

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the June 27, 2023 Board meeting Minutes. Seconded by Bonnie Tann. Unanimously approved.

A motion was made by Audria Quillian to approve the July 25, 2023 Board meeting Minutes. Seconded by Marcy Hogan-McCullough. Unanimously approved.

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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 July, 2023. Treasurer Staniford reviewed the statement. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Bonnie Tann. Unanimously approved.

Rob Staniford also reported that the Board and Bali continue to study the reserve study (both past and current) regarding the level of reserve funding. The results should be provided at the September Board meeting.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian reported on the Task Force meeting held on August 15, 2023.

As part of Emergency Preparedness, the committee discussed the California Great Shakeout which takes place all over California on October 19, 2023. Committee plans on participating in this event.

Information was updated on available CPR/AED training offered for \$59 by the Red Cross and free through L.A Care. CPATF is hoping to find a location free of charge.

A few residents shared concerns regarding the recent shattered windows of automobiles on Country Club Drive and brought up the idea of security cameras. William Perry shared that security cameras were studied extensively a few years back for both entrances and on Terrylynn and was voted down because the costs would require a special assessment or a raise in dues. Passing would require a 75% vote. Some homeowners are requesting more information.

There have been two incidents in Crown Pointe in July/August including the smashing of car windows on Country Club where some of our residents were affected and a power washer stolen off a lower balcony on Marion Way (backyard on Del Mar). CSA has been asked by Bali Management to be vigilant when patrolling Del Mar, Terrylynn, and Crown Point Drive as well as within the gates

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The next meeting will be September 12, 2023.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry and Brenda Hanes gave the Landscape report. Routine walks took place with Management Company and Landscape vendor (August 7th and August 11th). August 7, 2023, w/Victor Juarez. Completed a status check on previous maintenance items, irrigation repairs, and enhancement projects. August 11, 2023, w/Debbie Schneider included a status check on previous needed and requested exterior home improvements.

The approved enhancement of the Edith Way/Country Club Drive entrance has commenced. The Terrylynn Court/Circle will follow.

LAC recommendations 1) Close examination and monitoring of trees for early identification of plausible damage (i.e., overburdened canopies, disease, etc.), 2) Tree pruning and/or trimming, 3) Discussion and scheduling of scalping and over-seeding of grassy areas throughout community.

LANDSCAPE PROPOSALS:

A motion was made by Audria Quillian to approve the proposal from Brightview Landscape in the amount of \$3,371.34 to install 510 square feet of river rock to the Edith entrances. Seconded by Rob Staniford. Unanimously approved.

A motion was made by Audria Quillian to approve the proposal from Brightview Landscape in the amount of \$1,416.00 to trim 2 trees and remove 2 trees. Seconded by Bonnie Tann. Unanimously approved.

A motion was made by Rob Staniford to approve Brightview Landscape proposal in the amount of \$2,100.00 to treat the Evergreen Trees for Blight disease and to approve trimming of the Evergreen trees not to exceed \$4,000.00. Seconded by Audria Quillian. Unanimously approved.

ARCHITECTURAL REQUESTS:

A motion was made by Rob Staniford to approve architectural request from 645 Edith Way to replace their windows to match existing. Seconded by Marcy Hogan-McCullough. Unanimously approved.

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SOCIAL COMMITTEE:

Bonnie Tann reported that the Committee is currently working on the Block Party scheduled for September 23, 2023. To date, approximately 66 residents have RSVP'd.

It was noted that Edith Way would be blocked off from 11:00 a.m. to 7:00 p.m. for the party.

EXTERIOR ENHANCEMENT SUB-COMMITTEE:

No Report

MAINTENANCE:

Bali reported that a complaint had been filed with the City of Long Beach regarding the planters in the alley on Mesa. The dirt and water from the planters flows through drain onto Avery Place.

Two proposals were received for asphalt repairs at 625 Edith. Rob Staniford volunteered to meet with Empire Parking Lot Services to get clarification on their proposal.

Bali will continue to follow up with So. Cal Coating regarding the front stamped concrete. The staining is still not completed. Bali will also follow up on proposal to do annual maintenance.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period July 20, 2023 through August 10, 2023 was reviewed.

Bali retyped and revised the Architectural Request Form and the form is now fillable. Bali will add to website and include copy in the next Board packet.

Bali was requested to ask California Safety Agency to check the Terrylynn pedestrian gate each day.

The draft Tow Policy was tabled until the next meeting.

NEXT MEETING:

The next regular meeting of the Board will be September 21, 2023 at 6:00 p.m.

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ADJOURNMENT:

The Board adjourned the meeting at 7:24 p.m. reconvened into Executive Session for 3rd party contracts, a review of delinquent accounts, and rule violations.

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.