

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 19, 2023

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CALL TO ORDER:

The meeting was called to order at 6:00 p.m. following an Executive Session where rule violations were discussed. A quorum of Board members was present.

DIRECTORS PRESENT VIA ZOOM:

President, Marcy Hogan-McCullough, Vice President, Audria Quillian, and Treasurer, Rob Staniford.

DIRECTORS ABSENT:

Secretary, Bonnie Tann

BALI MANAGEMENT:

Debbie Schneider

OTHERS PRESENT:

Homeowners Linda and William Perry, and Edie and Bob Rosenfield

HOMEOWNER FORUM:

Edie Rosenfield thanked the Board for approving the art show. It was a success.

Rob Staniford reported on a huge volume of water coming down Avery. Bali is working with the City. Rob volunteered to meet with the City if necessary.

REVIEW OF MINUTES:

A motion was made by Rob Staniford to approve the September 21, 2023 Board meeting Minutes. Seconded by Audria Quinn. 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 September 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.

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Rob Staniford reported that he and Bali met with Reserve Studies, Inc. via zoom yesterday and reviewed the 2021, 2022 and 2023 reserve studies and cash balances/depreciation to determine funding. Further investigation is needed.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian reported on the Task Force meeting held on CPATF met on Tuesday, October 10, 2023.

The group followed up on plans for the *California Great Shakeout* on October 19, 2023. On this date all CP homeowners are encouraged to “drop, cover, and hold” wherever they are at 10:19 am with participants across the country. This is part of CPATF’s efforts to encourage emergency preparedness throughout the CP community. Information, emails, links to websites and reminders were sent out to all residents signed up for CPATF email. The Committee continues its’ quest to encourage as many CP residents as possible to sign up for CPR/AED training. Information on free training and upcoming events was provided.

A subcommittee is being formed by concerned CP homeowners to examine more security options for the community. Yolanda DeRamus is investigating low-cost text notification systems for emergencies. William Perry offered to work with Yolanda. A subcommittee is also researching more lighting on Del Mar, which may include a petition to the City of Long Beach.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry gave the Landscape Report. Routine walks with Management Company and Landscape vendor (October 12 and October 13) were completed. Victor at Brightview provided status check on previous maintenance items, irrigation repairs, and enhancement projects. Examined infestation of Tulip Scales (8 trees) and will provide recommended treatment – waiting for proposal.

On the October 13, 2023 walk thru, with Debbie Schneider provided a status check on previously needed and requested exterior home improvements.

Meeting with Andrew Zubek, Arborist - Brightview Tree Department (September 29, 2023). 623 Edith Way - Met w/Andrew - observed and discussed homeowner’s concern regarding ant infestation and its possible relationship to the large tree planted in the HOA bed in front of home. A treatment for ant infestations was suggested. Visited front of home again, spoke with homeowner regarding proximity of small shrubs to HVAC system. Homeowner requested that they be removed due to required clearance.

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LANDSCAPE PROPOSALS:

The following proposal was recommended by the Landscape Committee:

A motion was made by Rob Staniford to approve Brightview Landscape proposal in the amount of \$1,741.79 to scalp, dethatch and apply seed to the lawns. Seconded by Marcy Hogan-McCullough. Unanimously approved.

ARCHITECTURAL REQUESTS:

A motion was made by Rob Staniford to approve architectural request from 647 Edith to sand and repaint patio cover beams and trim. Seconded by Marcy Hogan-McCullough. Unanimously approved.

A motion was made by Rob Staniford to approve architectural request from 4007 Marion Way to replace the sliding glass doors in the dining room and kitchen. Seconded by Marcy Hogan-McCullough. Unanimously approved.

SOCIAL COMMITTEE:

It was noted that Block Party scheduled on September 23, 2023 was a success. Next event is for Halloween.

EXTERIOR ENHANCEMENT SUB-COMMITTEE:

No Report

MAINTENANCE:

Bali noted that per the CC&R's, the bollards on Del Mar are the responsibility of the HOA. Bali is obtaining a price to repair.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period September 15, 2023 through October 11, 2023 was reviewed.

PARKING POLICY:

The Board reviewed the proposed revised parking policy and made changes. Bali will mail to all owners for the 30-day review period.

NEXT MEETING:

The next regular meeting of the Board will be November 16, 2023 at 6:00 p.m.

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ADJOURNMENT:

The Board adjourned the meeting at 7:02 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.