

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 15, 2024

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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:

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

DIRECTORS ABSENT:

None

OTHERS PRESENT:

Homeowners Brenda Hanes, Linda Perry, Cheryl Jones, George Romero, Edie and Bob Rosenfield, Carina Slepian, and Bali Management representative Debbie Schneider.

HOMEOWNER FORUM:

George Romero would like the HOA to send out an emergency survey to owners regarding parking. After lengthy discussion, the Board agreed that Mr. Romero should form a Committee and have the Committee draft a survey for Board review.

Mr. Romero stated that the Board should look into the fire hydrant on Avery. There is a guest parking space directly in front of the fire hydrant.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the January 18, 2024 Board meeting Minutes. Seconded by Rob Staniford. 3 approve, 1 abstain (Tann).

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 January 2024. Treasurer Staniford reviewed the statement and noted that the 12-month CD at International City Bank had been renewed as approved by the Board. A motion was made by Audria Quillian to approve the Financial Statement. Seconded by Bonnie Tann. Unanimously approved.

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AWARENESS TASK FORCE COMMITTEE:

Audria Quillian provided the Board with a written report. Highlights of the report included: CPATF held their monthly meeting on January 24, 2024. CPATF accomplishments for 2023 were listed by committee members and homeowners. Accomplishments included organizing the *2023 Meet and Greet* with District 5 office (Megan Kerr), participated in the *California Great Shakeout*, CPATF gate operators gate drills, organized and participated in emergency preparedness practice drill, published procedures for CP community on procedures to follow during an emergency, gas shut off and fire extinguisher demonstrations, CPATF table and participation in the Block Party, increased *Community Watch* participation, increased homeowner email contacts, subcommittee researched cost study for on-site patrol, disclosed incident reports in the community to homeowners on CPATF email list, supplied information on CPR training in our area, added to list of medically trained and emergency trained residents in our community.

In 2024, homeowners would like to continue the *Meet and Greet* with District 5, adding LA County Supervisors office Janice Hahn and a representative from the LCPD North Division, participate in the *California Great Shake Out*, continued practice on gate drills, annual practice on Emergency Preparedness Drill, CPATF table at the Block Party, fire extinguisher demonstration, update emergency supplies, and continue to update email list and list of trained medical and safety and CPR trained residents.

Homeowners at the meeting presented their concerns regarding stolen, broken into, and vandalized vehicles of CP homeowners parked on Crown Pointe and Del Mar.

A subcommittee was formed by concerned homeowners to explore the cost and interest for an on-site patrol at the guard shack on Edith Way and a walking patrol, which would include Terrilyn. The committee feels that the current gate situation only provides a false sense of security and that anyone who wants to can follow someone into the gate. In today's current climate, many do not feel safe. Prices for onsite patrol ranged from \$62,400 to \$110,000 per year. The addition of car patrol would increase the cost by \$7,200-\$12,500 per year. Six security companies participated in the study including CSA. An increase in dues per unit would amount to approximately \$45-\$100 per month depending on the security company selected. The sub-committee would like to determine interest from other homeowners.

A homeowner questioned what happened to the proposal from Platt Security to donate two security cameras, one at Edith Way and another at Del Mar. The requirement is that there is electricity at both gates, and there would need to be internet. The question was

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asked if there would be a camera for Terrylynn? Security cameras on Terrylynn and the gates were researched by CPATF several years ago and it was determined that because of the sloped street on Terrylynn, cameras would need to be placed at both ends of the street and tall poles would need to be purchased and installed. An alternative was to get permission from a few homeowners on Terrylynn to have cameras installed on their homes. There were also concerns brought up regarding privacy of residents. There is still a question of what would be the cost of installing cameras to Terrylynn including poles and internet. One homeowner suggested doing an updated assessment of the costs since there are new technologies out there since the last research was done around 4-5 years ago.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Brenda Hanes and Linda Perry gave the Landscape Report. Routine walks of the entire community have occurred since our last reporting. Scheduled conducted walks occurred Victor Juarez, Brightview Landscaping, and with Debbie Schneider, Bali Management Group.

The Pear trees have been treated and we are presently awaiting for the tree trimming schedule.

The three (3) year tree trimming plan was submitted by Brightview Landscape. The Board asked about the dates below each tree. Does the date indicate when the trees were last trimmed? Bali will contact Brightview for clarification.

ARCHITECTURAL REQUESTS:

Request was received from 621 Terrylynn Place for roof repairs.

SOCIAL COMMITTEE:

Cheryl Jones reported that the Committee met on February 8, 2024. The Committee selected September 21, 2024 for the next HOA Block Party.

EXTERIOR ENHANCEMENT COMMITTEE:

No Report

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period January 12, 2024 through February 8, 2024 was reviewed.

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Bali will follow up on 620 Avery (who is not a member of the HOA), to provide documentation on where they are allowed to park.

MAINTENANCE:

A 3rd proposal to replace the damaged bollards on Del Mar was received from So. California Coating & Construction in the amount of \$2,385.00. A motion was made by Audria Quillian to approve the proposal. Seconded by Rob Staniford. Unanimously approved.

Bali was requested to follow up with So. California Coating on the annual maintenance bid for the driveways.

Bali will contact Byers & Butler regarding there being no cover on the 2nd laser on the exit gate on Edith.

NEW BUSINESS:

The Board approved the new gate to effective in March 2024.

NEXT MEETING:

The next regular meeting of the Board will be March 21, 2024 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting at 6:53 p.m. into Executive Session for 3rd party contracts, a review of delinquent accounts, maintenance responsibilities, 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.