

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
APRIL 18, 2024

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CALL TO ORDER:

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

DIRECTORS PRESENT VIA ZOOM:

Vice President, Audria Quillian, Treasurer, Rob Staniford, and Secretary, Bonnie Tann.

DIRECTORS ABSENT:

President, Marcy Hogan-McCullough

OTHERS PRESENT:

Homeowners Linda and William Perry, Phil Marr, and Bali Management representative Debbie Schneider.

HOMEOWNER FORUM:

None

REVIEW OF MINUTES:

A motion was made by Rob Staniford to approve the March 21, 2024 Board meeting Minutes. Seconded by Audria Quillian. 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 March 2024. A motion was made by Bonnie Tann to approve the Financial Statement. Seconded by Audria Quillian. Unanimously approved.

Treasurer Rob Staniford also reported on plumbing street repair and the legal opinion obtained that stated it was in the best interest of HOA to pay for the repairs.

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AWARENESS TASK FORCE COMMITTEE:

The Crown Pointe Awareness Task Force (CPATF) met on Tuesday, April 11, 2024. Audria Quillian read the report. A recap of the report is noted below.

The Emergency Preparedness Drill scheduled for May 20, 2024, at 10:30 am was discussed. All residents in Crown Pointe are encouraged to attend the drill. A review of the exercise was explained including manual gate opening, alerting of residents via email, meeting places, checking on neighbors, gathering of supplies, volunteers, and a debriefing following the drill. Bali is asked to send out an e-blast to all homeowners, flyers will be posted at each gate and the guard shack, and an announcement will be posted on the Crown Pointe website. Edie Rosenfield, homeowner, prepared an eye-catching and informative flyer for the event.

The CPATF committee under Marcy McCullough's lead has been researching possible CPR classes for committee members and volunteers. The Red Cross charges \$70 per person and classes need to be taken at their site. Other private, certified instructors charge less, \$35-\$40 per person but a site for training would need to be located. The Expo Center and the last Crown Pointe HOA meeting place on Atlantic were suggested, as well as Los Cerritos School. Justin Potier also volunteered to contact a friend who knows of a certified instructor who may charge less. Factors under consideration are number of CPATF members and volunteers wanting training, price of renting a site, and price of classes.

Justin Potier (CPATF) followed up with information on a Meet & Greet with Megan Kerr (District 5) and LA Supervisor Janice Hahn's office. Representatives of both offices are coordinating availability of dates for May or June. CPATF is also considering inviting representatives from the LBPB North Division. Updates will be reported at our next meeting.

There were no incident reports in March and so far, none in April.

Our next CPATF meeting is Tuesday, May 9, 6:30 pm. (Location TBD)

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Linda Perry read the full landscape report. A recap of the report is below.

On April 17, 2024, the LAC had a productive meeting with Victor Juarez to review the status of outstanding and planned projects/LAC tasks. During this walk, the LAC and Victor were able to respond to two homeowners' concerns:

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Leaning/cracked stucco wall and raised concrete along the entrance (an email has been forwarded to Debbie regarding this concern)
Standing water caused by irrigation located in an HOA-landscaped area

LAC Recommendations

The Landscape and Architect Committee would like to make the following recommendations to the Board designed to continue the ongoing and strategic improvements of the complex in its entirety. The Board's time and effort in doing so will be greatly appreciated as much energy and thought has been placed on these recommendations:

Landscape (Plants, Trees, Grassy Areas):

Adapt the Three-Year Tree Proposal
Continual transitioning from a sprinkler head irrigation system to a drip system where appropriate
Addition of more drought-tolerate plants
Scalping and over-seeding of grassy areas
Give close attention to periodic treatment of Magnolia and Pear trees due to infestation

Architecture Items:

Treatment of mold/mildew damaging stucco walls
Necessary repairs to chipped stucco
Repair of alley asphalt
Raised and cracked concrete walkways and roads

ARCHITECTURAL REQUESTS:

621 Terrylynn – Submitted Architectural Request to paint home using Cool Life Collection Paint. Bali was requested to ask the homeowner to put a sample on the home. The LAC is concerned about this affecting the texture of the stucco and the color.

645 Edith – A motion was made by Bonnie Tann to approve architectural request to replace two windows to match existing windows. Seconded by Audria Quillian. Unanimously approved.

639 & 641 Terrylynn – A motion was made by Rob Staniford to approve request to paint homes. Seconded by Audria Quillian. Unanimously approved.

SOCIAL COMMITTEE

Bonnie Tann reported that the Annual Block Party is scheduled for September 21, 2024.

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MAINTENANCE

Bali contacted the LBFD, Christine Crowley, regarding the fire hydrant on Avery. Per Christine "Yes, the firefighter is correct 15 feet clearance around the hydrant ~ again we can't enforce it its on privet property hope this helps you I did send you the code for the requirements for fire hydrants/parking". Bali was requested to contact the fire department again and request to speak with another representative or supervisor for clarification.

Bali and Bonnie Tann reported on the visit to Mesa Way to look at the storm drain. Bali will attempt to find out what those pipes near the drain are for and if they are the cause of the water constantly running down Avery.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period March 14, 2024 through April 10, 2024 was reviewed.

The 2024/2025 insurance renewal was received. Two options were presented to the Board. A motion was made by Audria Quillian to approve Option #2 with an annual premium of \$4,201.00. Seconded by Rob Staniford. Unanimously approved.

2024/2025 BUDGET REVIEW

The proposed 2024/2025 operating budget and Reserve Study update were reviewed. The Board approved the operating budget as provided but will further review the Reserve Study and approve budget at the next meeting.

NEXT MEETING:

The next regular meeting of the Board will be May 16, 2024 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting at 8:05 p.m.

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.