

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**MAY 16, 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:

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

DIRECTORS ABSENT:

None

OTHERS PRESENT:

Homeowners Phil Marr, Brenda Haynes, Edie and Bob Rosenfield, Tut Campbell, Craig and Nancy Erickson, Doris Maes, and Bali Management representative Debbie Schneider.

HOMEOWNER FORUM:

Craig and Nancy Erickson discussed the damages that another resident's cat is causing. Animal Control has not done anything to resolve the matter and it is a nuisance as outlined in the Rules. The Board asked Bali to send a letter to the owner with a copy of to the tenant regarding the complaint.

REVIEW OF MINUTES:

A motion was made by Audria Quillian to approve the April 18, 2024 Board meeting Minutes. Seconded by Rob Staniford. 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 April 2024. A motion was made by Bonnie Tann to approve the Financial Statement. Seconded by Audria Quillian. Unanimously approved.

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The 2024/2025 budget and reserve study update were reviewed at length. After lengthy discussion with a question and answer period with the homeowners, a motion was made by Audria Quillian to approve the budget and increase the homeowner dues to \$275.00. Seconded by Rob Staniford. Unanimously approved.

**AWARENESS TASK FORCE COMMITTEE:**

CPATF held its meeting on Tuesday, May 7, 2024. The first item on the agenda discussed was the **Emergency Preparedness Mock Drill** held on *Saturday, May 11, 2024, at 10 am*. Homeowners present reviewed the instructions for the drill, listed the volunteers and their duties, and discussed emergency equipment location, access to the equipment, and set up. CPATF and homeowners also navigated a Tabletop Mock Drill process followed by questions-and-answers. There was some conversation on the CPR demonstration and a fire extinguisher exercise that follow the practice drill. The group exchanged ideas evaluating the success of the drill by reviewing pros and cons and how to improve the next drill. Information on lunch after the drill followed.

The **Meet & Greet** with local officials is quickly approaching. *Saturday, June 1, 2024, from 10 am -12pm* is the date. A “Save the Date” flyer designed by Jorge Gonzales Sosa and Justin Potier was posted via email by Bali Management on Tuesday, May 14<sup>th</sup>. Guest speakers include District 5 Councilwoman Megan Kerr, LA County Supervisor Janice Hahn, and LBPD North Division Outreach Commander

There was one incident reported in the month of April. A gate lock located in the alley of Edith Way and Avery Place was vandalized, appearing like it was repeatedly hammered by some type of heavy object. The vandal was not able to access the backyard or home and has not been identified.

A subcommittee of CPATF was formed to research security cameras for the entrance and exit gates. The subcommittee will be reporting on their findings at the Board meeting.

**AWARENESS TASK FORCE SUB COMMITTEE:**

Tut Campbell presented proposal from Platt Security for security cameras in the community. The Sub Committee strongly believes that security cameras are necessary in this day and age. The proposal for all three (3) gates is \$10,800. Platt is willing to donate the cameras and installation for the Edith Gate. The remaining expense would be divided by all homeowners. The HOA would also have to have internet service to those gates.

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LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Brenda Haynes provided a full landscape report. A recap of the report is below.

The May 2024 report serves as a summary of activities and Recommendations offered to the HOA Board for future consideration. These Recommendations are noted following careful and consistent observation, and overall “hands on” work and knowledge gained as a result.

Due to conflicting schedules, Debbie Schneider Bali Property Manager, conducted the April and May 2024 routine “Walks”, thereby, fulfilling the responsibility of the HOA LAC and Bali Management. As is the routine, Debbie checked the status of requested exterior homeowner improvements/repairs. She also spent these times to make note of additional home improvements.

The LAC conducted its May 2024 “Walk” with Victor Juarez. These “Walks” focused on the status of recent landscape enhancements. Additionally, newly observed opportunities for enrichments were noted and include:

A complete Irrigation Inspection conducted on May 13, 2024. Repair to two (2) broken sprinklers in grassy area in front of 620 Avery Place and, fertilization of all grassy areas

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

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Repair of alley asphalt  
Raised and cracked concrete walkways and roads

LAC Needed Board Approval:

The LAC request Board approval of Brightview Proposal #8389314 in the amount of \$400.85 which pertains to a replacement of the former tree that was in the Terrylynn alley. Due to heavy winds and rain the former tree was uprooted. The selected and recommended replacement tree will be a Podocarpus. A motion was made by Audria Quillian to approve the request. Seconded by Bonnie Tann. Unanimously approved.

ARCHITECTURAL REQUESTS:

653 Edith – A motion was made by Rob Staniford to approve architectural request to repair and paint wall. Seconded by Audria Quillian. Unanimously approved.

621 Edith – A motion was made by Rob Staniford to approve request to remove tile, bricks and concrete to investigate sinking issue. Seconded by Marcy Hogan-McCullough. Unanimously approved.

4003 Marion – A motion was made by Rob Staniford to approve architectural request to replace wood around column. Seconded by Audria Quillian. Unanimously approved.

SOCIAL COMMITTEE

Bonnie Tann reported that the Annual Block Party is scheduled for September 21, 2024 between 2:00 p.m. and 6:00 p.m. There was a special “popcorn” event that raised \$1,700 for the party.

MAINTENANCE

Proposal was submitted by So. California Coating and Construction for maintenance on the stamped concrete. Bali was requested to ask So. California how much time they spent last time they did maintenance on concrete.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period April 11, 2024 through May 10, 2024 was reviewed.

NEXT MEETING:

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

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**ADJOURNMENT:**

The Board adjourned the meeting at 7:48 p.m. and reconvened into Executive Session.

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.*