

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 21, 2024

PAGE 1 OF 3

CALL TO ORDER:

The meeting was called to order at 6:00 p.m.

DIRECTORS PRESENT VIA ZOOM:

President, Bonnie Tann, Vice President, Marcy Hogan-McCullough, Treasurer, Phil Marr, Secretary, Ben Chang, and Member, Rob Staniford.

DIRECTORS ABSENT:

None

OTHERS PRESENT:

Homeowners Audria Quillian, Linda and William Perry, Edie and Bob Rosenfield, Cheryl Jones, Kunle Arowolo, and Bali Management representative Debbie Schneider.

HOMEOWNER FORUM:

Bob Rosenfield noted that the trees in the alley are very large and need to be trimmed.

REVIEW OF MINUTES:

A motion was made by Phil Marr to approve the July 24, 2024 Board Meeting Minutes. Seconded by Rob Staniford. Unanimously approved.

FINANCIALS:

The Board received 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. Phil Marr reviewed the statement.

For the month of July the HOA put \$4,398.00 into Reserves per the RSI funding Plan 3 recommendation. Phil warned, however, that the current RSI report shows that even if we fund the Reserve as per the recommended amount we will still only have a 35% funding ratio by July 1 of 2026 due to large estimated capital expenditures over the next two years. An effort must be made to try to increase our monthly Reserve funding as well as bring actual large scale capital expenditures costs below the RSI estimated costs.

Phil noted that under our Operating Expenses for July the HOA the actual overall expenses were less than our budgeted estimates. The only noticeable overbudget item was Water/Sewage due to an increase in water usage during the Summer months. Phil Marr requested that he be sent a copy of the water bills each month.

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 21, 2024

PAGE 2 OF 3

A motion was made by Rob Staniford to approve the Financial Statement. Seconded by Marcy Hogan-McCullough. Unanimously approved.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian reported that the Crown Pointe Awareness Task Force (CPATF) met on August 20, 2024. Several homeowners were in attendance.

The Committee will reach out to the homeowner (Platt) who donated the security cameras. We will need to have internet at the guard shack. Bali will arrange and notify the Committee when it is being installed. Upcoming events included the annual earthquake shake out, donation box for the Block Party, and emergency preparedness. There was one incident this past month where someone showed up at a residence on Marion inside their gate. The next meeting is September 10, 2024.

The security subcommittee is currently reviewing the results from the survey regarding increased security and will make a presentation at the September Board meeting.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Outgoing Committee member Linda Perry noted that they are scheduled to walk the property with new Committee member Mario Gonzalez on August 31, 2024. They will also have a follow up meeting and walk with Victor at Brightview Landscape.

They recommend that the Board consider dethatching the lawns as was done last year. Bali will contact Brightview Landscape for a quote.

ARCHITECTURAL REQUESTS:

A motion was made by Phil Marr to approve the architectural request for 647 Edith to replace damaged fascia board and repair gutter on the upper west side of the home. Seconded by Marcy Hogan-McCullough. Unanimously approved.

SOCIAL COMMITTEE

Cheryl Jones reported that the Annual Block Party is scheduled for September 21, 2024 between 2:00 p.m. and 6:00 p.m. To date 53 people have RSVP'd.

MAINTENANCE

Bali reported that the Long Beach Fire Department had visited the property and looked at the fire hydrants. Suggestions were made for the Board to consider. The Board agreed that they would look at the area and discuss at the next meeting.

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 21, 2024

PAGE 3 OF 3

Byers & Butler submitted a proposal for \$6,234.08 to replace the Terrylynn gate operator. Byers thought that that may have been the cause of the recent problems with the pedestrian gate. To date, all gates are working well so it was decided to table this matter.

Three (3) proposals were obtained for asphalt repairs and slurry seal. After discussion, a motion was made by Rob Staniford to approve Rose Paving in the amount of \$16,888.30. Seconded by Bonnie Tann. Unanimously approved.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period July 18, 2024 through August 14, 2024 was reviewed.

NEXT MEETING:

The next regular meeting of the Board will be September 25, 2024 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting into Executive Session at 7:17 p.m. to discuss 3rd party contracts, delinquencies and 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.