

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JULY 24, 2024

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CALL TO ORDER:

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

DIRECTORS PRESENT VIA ZOOM:

Marcy Hogan-McCullough, Bonnie Tann, Rob Staniford, Phil Marr and Ben Chang.

DIRECTORS ABSENT:

None

OTHERS PRESENT:

Homeowners, Audria Quillian, Linda and William Perry, Brenda Haynes, Edie and Bob Rosenfield, Cheryl Jones, Naphar Isley, and Bali Management representative Debbie Schneider.

ELECTION OF OFFICERS:

The Board of Directors unanimously approved the following positions:

President	-	Bonnie Chan
Vice President	-	Marcy Hogan-McCullough
Treasurer	-	Phil Marr
Secretary	-	Ben Chang
Member	-	Rob Staniford

HOMEOWNER FORUM:

It was noted that the front gate on Edith was making noise and would not open. William Perry went to check on the gate and confirmed that it was making noise and not opening. He cleared debris and spiders from the photo eye, which seem to help.

Audria Quillian asked if Byers & Butler could check to see if the entrance and exit gate could close faster after someone goes through. It stays open a long time. Bali will contact Byers.

COMMITTEES:

Mario Gonzalez volunteered to be on the Landscape/Architectural Committee. Richard Pina volunteered to be on Architectural Committee only. Bali will contact William Chu to see if he is still interested in serving on the Landscape/Architectural Committee.

Bali was requested to send out another e-blast asking if owners are interested in being on Landscape/Architectural Committee. Send out job description.

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REVIEW OF MINUTES:

A motion was made by Rob Staniford to approve the May 16, 2024 Board meeting Minutes. Seconded by Marcy Hogan-McCullough. 3 approve, 2 abstain (Marr, Chang). Motion carried.

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 June 2024. Rob Staniford reviewed the statement. A motion was made by Marcy Hogan-McCullough to approve the Financial Statement. Seconded by Ben Chang. Unanimously approved.

Phil Marr did an overview of the 2024/2025 Budget and Reserve Study. Phil brought attention to the fact that the current Reserve Funding Ratio was alarmingly low at 62%. It seems that the HOA was not following the RSI recommended Reserve Allocation/Transfer each month, and as a result our funding ratio has shown a declining trend over the last two years. Phil highlighted that over the next two or three years major maintenance and repair projects will take our projected funding ratio all the way down to 34% by 7/01/2026 (as reported in the 2024 RSI Study). It was recommended that the current Board take corrective measures to reverse this decline in Reserves. Rob stated that actual costs of major repairs may fall below the RSI estimates. He pointed to the upcoming Asphalt project as a possible example. It was agreed that this was a possibility but we'd only know actual costs over the next couple of years. In the meantime it would be prudent to cut extraneous budget items such as the pausing Landscape Extras as the board had discussed in the June Meeting.

AWARENESS TASK FORCE COMMITTEE:

The Crown Pointe Awareness Task Force (CPATF) met on July 9, 2024. Several homeowners were in attendance.

As part of a one-year pilot program, there will be two security cameras donated by Platt Security installed at the Edith Way entrance and exit at a TBD from the installer. The cameras and installation are free of charge. Internet will be needed at the guard shack. The cameras will record the comings and goings of visitors to Crown Pointe and homeowners on a 30-day loop, only selected CPATF members. HOA Board members and LBPD at their request will have access to the security tapes.

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National Preparedness Month is in September. NPM encourages and reminds Americans to be prepared for disaster or emergencies to their homes, businesses, and communities. Information important to homeowners will be emailed from CPATF. The Great California Shakeout Drill is October 17, 2024.

Audria attended the Commander's Forum at the LBPD North Division on 7/11/24 at 6PM. The speaker was Commander Paul Gallo. He reported on crime statistics this year and recent crimes in our area. He also allowed and answered questions from residents who live in the community. He also had guest speakers reporting on programs sponsored by the police.

There was one incident report in July of a suspicious person observed by four homeowners entering the walk-in gate on Del Mar and exiting the gate on Edith Way, but not before putting an obstruction in the gate so it would not lock. Thank you to the four CP men who followed behind the homeowner in their car in then reported the incident after removing the obstruction. Our Community Watch at work.

The next meeting will be tentatively held on Tuesday, August 20, 2024 at 6:30 PM.

AWARENESS TASK FORCE SUB COMMITTEE:

The sub committee submitted a survey for Board approval to send out to the membership regarding security. A motion was made by Bonnie Tann to approve the survey as written. Seconded by Rob Staniford. 3 approve, 2 abstain (Marr, Chang).

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

Outgoing Committee members Linda Perry and Brenda Haynes addressed the new Board. They strongly urged the Board to approve the 3-year tree-trimming plan submitted by Brightview Landscape and address the circle by 615 Edith. It was noted that previously the Board approved replacement of the tree in the circle for \$1,092.00.

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

ARCHITECTURAL REQUESTS:

No Requests

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.

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MAINTENANCE

Proposal was submitted by So. California Coating and Construction for maintenance on the stamped concrete. Rob Staniford volunteered to follow up with So California on their price and estimated time.

A proposal was received from Rose Paving to complete asphalt repairs and slurry seal. Bali will follow up on additional proposals.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period May 11, 2024 through July 17, 2024 was reviewed.

NEXT MEETING:

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

ADJOURNMENT:

The Board adjourned the meeting into Executive Session at 7:30 p.m. to discuss 3rd party contracts.

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.