

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 25, 2024

PAGE 1 OF 3

CALL TO ORDER:

The meeting was called to order at 6:00 p.m. immediately following an Executive Session where violation hearings were heard.

DIRECTORS PRESENT VIA ZOOM:

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

DIRECTORS ABSENT:

Member, Rob Staniford

OTHERS PRESENT:

Homeowners, Cheryl Jones, Yolanda De Ramus, and Bali Management representative Debbie Schneider.

HOMEOWNER FORUM:

Cheryl Jones discussed the tree that is hanging over her roof. The Board agreed to look at all trees on a property walk that homeowners have addressed.

REVIEW OF MINUTES:

A motion was made by Phil Marr to approve the August 21, 2024 Board Meeting Minutes. Seconded by Marcy Hogan-McCullough. 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 August. Phil Marr reviewed the statement.

Phil noted that under our Operating Expenses for August the HOA the actual overall expenses were less than our budgeted estimates. The Association also removed the Landscape Extra budget and increased reserve funding by \$1,000 per month.

A motion was made by Bonnie Tann to approve the Financial Statement. Seconded by Ben Chang. Unanimously approved.

The 2024 Year End CPA Report was reviewed. A motion was made by Phil Marr to approve the report. Seconded by Ben Chang. Unanimously approved.

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 25, 2024

PAGE 2 OF 3

AWARENESS TASK FORCE SUB COMMITTEE:

Yolanda De Ramus gave highlights from the security survey that was sent out to all owners. Ms. De Ramus noted that they had 54 responses. The subcommittee will be discussing the results with the CPATF committee members and will come back to the Board in October with their recommendations on next steps.

AWARENESS TASK FORCE COMMITTEE:

Marcy Hogan-McCullough read the report. Ms. Hogan-McCullough reported that the Crown Pointe Awareness Task Force (CPATF) met on September 14, 2024. Several homeowners were in attendance.

CPATF reported that the security camera at Edith Way will be installed by Platt Security as soon as internet to the guard shack is available. There have been some delays that need to be worked out between Spectrum and/or Frontier. September is Emergency Preparedness Month and CPATF has sent out tips and reminders for CP homeowners to be prepared. Tips included a Disaster Preparedness Quiz and handouts on how to *Make a Plan* and *Build a Kit*. Information on apps like *GoLongBeach*, *MyShake*, and the website *Long Beach.gov* with info on disaster preparedness were also shared. Our next event is the *Great California ShakeOut* on October 19th where all residents are asked to drop, cover and hold.

There were no incidents in the community in August.

Next meeting is Tuesday, October 8, 2024 at 6:30 PM, location TBD. Please let CPATF know if you would like to host.

SOCIAL COMMITTEE

Cheryl Jones reported that the Annual Block Party on September 21, 2024 was a success. There were approximately 90 people in attendance. The next events will be passing out candy on Halloween and a December 7, 2024 holiday get together.

LANDSCAPE/ARCHITECTURAL COMMITTEE REPORT:

A motion was made by Phil Marr to approve the proposal from Brightview Landscape to scalp, dethatch and overseed the turf in the amount of \$2,406.87. Seconded by Bonnie Tann. Unanimously approved.

A motion was made by Phil Marr to approve the proposal from Brightview Landscape to treat the mildew on the Crape myrtle trees in the amount of \$910.00. Seconded by Bonnie Tann. Unanimously approved.

CROWN POINTE COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 25, 2024

PAGE 3 OF 3

Bali will contact Brightview Landscape regarding the proposal. There appears to be old pictures and dates on the proposal. Bali will also send the Board the sections in the Reserve Study related to the tree trimming/removals.

ARCHITECTURAL REQUESTS:

A motion was made by Phil Marr to approve the architectural requests from 633 Terrylynn for roof replacement and 4035 Marion Way for roof repairs. Seconded by Marcy Hogan-McCullough. Unanimously approved.

MAINTENANCE

Bali noted that Rose Paving will be painting the areas in front of the fire hydrants red as recommended by the Fire Department.

Bali reported on issues trying to obtain internet service at the Edith entrance. Bali was requested to forward the information to the Task Force Committee.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period August 15, 2024 through September 18, 2024 was reviewed.

NEXT MEETING:

The next regular meeting of the Board will be October 23, 2024 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting into Executive Session at 7:18 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.*