

**CROWN POINTE COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**DECEMBER 4, 2024**

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CALL TO ORDER:

The meeting was called to order at 6:05 p.m. immediately following an Executive Session where violation hearings were heard and 3<sup>rd</sup> party contracts discussed.

DIRECTORS PRESENT VIA ZOOM:

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

DIRECTORS ABSENT:

OTHERS PRESENT:

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

HOMEOWNER FORUM:

Phil Marr noted that he still sees water running down Terrylynn. Not sure it's origin.

REVIEW OF MINUTES:

A motion was made by Rob Staniford to approve the October 23, 2024 Board Meeting Minutes. Seconded by Phil Marr. 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 October. Phil Marr reviewed the statement.

Phil Marr reviewed the expenses for the month including categories that are currently over budget and reported that the water usage from this year compared to last year went up very high in the 649 Edith and Terrylynn Zones. The usage for Terrylynn is much too high considering that half of that street is on a drip system. The Terrylynn gallon per day usage went from 1780 to 4466 -- that's a 2.5x increase. Bali will contact Brightview Landscape to investigate.

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

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SOCIAL COMMITTEE

Cheryl Jones reported that there are no social activities planned except for putting up holiday decorations throughout the community.

AWARENESS TASK FORCE COMMITTEE:

Audria Quillian gave the report. The Task Force Committee met on November 4, 2024. Several homeowners were in attendance.

Some highlights from the meeting included: 1) still trying to get internet for the security cameras, 2) the subcommittee continues to work on safety survey results, 3) good response to the food drive, 4) no incident reports during the past month.

Next meeting is Tuesday, January 14, 2025 at 6:30 p.m.

LANDSCAPE REPORT:

Proposals were received from other landscape companies for monthly service and 3-year tree trimming plan from Brightview. Further discussion will be held in Executive Session. It was agreed that three (3) full tree trimming bids would be obtained in July, 2025.

A motion was made by Phil Marr to approve Brightview's proposal in the amount of \$750.00 to treat the tulip scale on the Terrylynn Magnolia trees. Seconded by Rob Staniford. Unanimously approved.

Bali was requested to obtain additional information on the new water law that takes in effect in a few years.

ARCHITECTURAL REQUESTS:

None

MAINTENANCE

Bali will follow up on obtain bids to power wash certain sections of the community that are being stained by the trees.

ADMINISTRATIVE:

The telephone call log/maintenance action item list from Bali Management for the period October 16, 2024 through November 25, 2024 was reviewed.

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NEXT MEETING:

The next regular meeting of the Board will be January 22, 2025 at 6:00 p.m.

ADJOURNMENT:

The Board adjourned the meeting into Executive Session at 6:58 p.m. to discuss 3<sup>rd</sup> 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.*