

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 26, 2023

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 26, 2023, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 991-5288-7456. The President, Jennifer Thomas, called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Jeff Jones  
Michael Montgomery  
Marisa Patterson  
Jennifer Thomas  
Berna Valenzuela

Directors Absent: None

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM  
Senior Community Manager  
April Dana, Community Manager

Others Present: Vince Daigneault – Morgan Stanley  
Teresa Dyer  
Michael Gorsuch  
Rhonda Insalaco  
Daniel Jeffers  
Alphonso Nguyen  
Laura Riney  
Michael & Sara Rodriguez  
Matthew Thompson

It was reported that the quorum of 51% had not been achieved to conduct the Annual Meeting, as only 178 ballots had been received of the 248 ballots necessary. It was announced that the Second Calling of the Annual Meeting would be held May 24, 2023.

ANNUAL  
MEETING

A Motion was duly made, seconded, and unanimously carried to table the Organizational Meeting.

ORGAN.  
MEETING

It was announced that the Board had met in Executive Session immediately following the Regular Meeting on March 22, 2023 to discuss legal matters.

EXEC. SESS.  
ANNOUNC.

Vince Daigneault from Morgan Stanley was present to discuss investment options with the Board.

MORGAN  
STANLEY

The scheduled Hearing was held for the owner of account #CV1014354 regarding an invoice assessment. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the Hearing to the next Regular Meeting. It was noted the plumber was working on the work order request as the repairs were deemed the owner's responsibility.

HEARING  
#CV1014354

The scheduled Hearing was held for the owner of account #CV1021335 regarding gutter repairs. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation and not pursue the matter further at this time.

HEARING  
#CV1021335

The scheduled Hearing was held for the owner of account #CV1014093 regarding a window violation. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the Hearing to the next Regular Meeting.

HEARING  
#CV1014093

The scheduled Hearing was held for the owner of account #CV1014585 regarding feeding stray animals. The owner was not present but had responded to the violation, stating she would comply and stop feeding the animals. A Motion was duly made, seconded, and unanimously carried to close the violation.

HEARING  
#CV1014585

The scheduled Hearing was held for the owner of account #CV1011844 regarding a battery-operated quad in the common area. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a one-time fine in the amount of \$100.00 in accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Board's decision.

HEARING  
#CV1011844

The scheduled Hearing was held for the owner of account #CV1024321 regarding smoking violation. The owner was not present and had not responded to the violation. It was noted an additional neighbor had reported the violation on April 24, 2023. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a fine in the amount of \$100.00, in accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING  
#CV1024321

The scheduled Hearing was held for the owner of account #CV1010495 regarding a screen repair violation. The owner was not present and had not responded to the violation. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a fine in the amount of \$100.00, in accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING  
#CV1010495

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner of account CV1025920 was present to inquire about the process of installing a metal screen door on their unit. The owner was advised they would need to submit an Architectural Application.

H/O  
CV1025920

The owner of account CV1014501 was present to express concerns with the neighbors needing a new staircase and handicap spaces and people with special needs. The owner also stated that interest on late payments was being imposed incorrectly.

H/O  
CV1014501

The owner of account CV1013105 was present to report vehicle break ins happening on Ramsdale Way and suggested improving security with the installation of surveillance cameras or increasing the height of the wall in the back of the community.

H/O  
CV1013105

The owner of account CV1014498 was present to state he was happy with the way trees were being treated and inquired about some trees still planning on being removed. The owner also inquired about the Morgan Stanley accounts, why fees were being raised while there was money in reserves, the community not being ADA approved, and obtaining a parking decal for a vehicle that was not in his name.

H/O  
CV1014498

The owner of account CV1014239 was present to inquire about the installation issue with the front gates, landscaping not needing a bucket when trees were being trimmed, when trees would be removed, elevated elements should be completed in phases so no project manager would be needed and wanting to see more savings.

H/O  
CV1014239

The owner of account CV1015040 was present to discuss the tree issues and to advise she would appreciate it if no more trees were removed.

H/O  
CV1015040

As there were no other owners who wished to address the Board, the Homeowner Forum was closed.

H/O FORUM  
CLOSED

There was no report from the Pool Committee.

POOL COMM.

The Directors reviewed multiple proposals from Las Flores. A Motion was duly made, seconded, and unanimously carried to approve proposal #7845 to remove only the tree root barrier which was causing damage to a patio area at a cost of \$452.00. A Motion was duly made, seconded, and unanimously carried to deny the proposal to remove a sycamore tree, as it was trimmed in March at a cost of \$175.00, and the owner with account CV1022663 requested removal of the tree at their own expense, Cardinal was directed to advise the owner of the Board's decision. A Motion was duly made, seconded, and unanimously carried to approve proposals #7838 for plant installation at the Scottsdale Circle at a cost of \$4,185.00 and #7839 for plant installation at the Ferndale Circle at a cost of \$4,185.00, both to be charged to reserves. A Motion was duly made, seconded, and unanimously carried to deny proposal #7848 for tree and stump removal as the owner requested the tree be removed due to mess, clogged gutters, and safety concerns. It was noted the tree was inspected and was advised it was healthy with no need for a removal. Cardinal was directed to advise the owner of the Board's decision.

LANDSCAPE  
COMM.

There was no report from the Website Committee.

WEBSITE  
COMM.

There was no report from the Architectural Committee.

ARCH.COMM.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the March 22, 2023 Regular Meeting as presented.

APPROVAL  
OF MIN.

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the March 2023 Financial Statement as presented, subject to audit.

FINANCIAL  
REVIEW

The Directors reviewed the current aging report. No action was required.

AGING  
REPORT

The Directors reviewed the Automated Gate Services proposal for the entry gate repairs. A Motion was duly made, seconded, and unanimously carried to table the proposal to the next Regular Meeting. Cardinal was directed to have a third party inspect the installation of the gate and prepare a report.

ENTRY  
GATE  
PROPOSAL

The Directors discussed the issues with patrol towing vehicles. It was reported towing was presently being conducted. Cardinal was directed to contact the patrol company to check the availability of the vendor to set up a meeting with the current patrol company, request photos of all towed vehicles be provided, ensure gate attendants informed the owners to contact Cardinal to safelist a vehicle, and report any other issues to Cardinal directly.

PATROL  
TOWING  
DISCUSSION

The Directors discussed the patrol proposals from Allied Universal, California Safety Agency, and California Coastal Patrol. A Motion was duly made, seconded, and unanimously carried to table the proposals to the next Regular Meeting. Cardinal was directed to check with the vendors for availability for a meeting with the Board. It was noted the Board would have two members meet with each vendor and provide a list of questions for the vendor to answer.

PATROL  
PROPOSALS

The Directors discussed the tree trimming proposals from Aesthetic Trees, South Green Tree Care, Great Scott Tree Service and Tree Pros Inc. Cardinal was directed to invite Great Scott Tree Service and Trees Pros to the next Regular Meeting via zoom to discuss the tree trimming and to advise the Board requested that they be on camera for ten minutes each.

TREE  
TRIMMING  
PROPOSALS

The Directors discussed the landscape consultant proposal from BrightView Design Group. A Motion was duly made, seconded, and unanimously carried to table the proposal to the next Regular Meeting. Cardinal was directed to follow up with Harvest Landscape and Andre Landscape on the pending proposals.

LANDSCAPE  
CONSULT.

The Directors discussed the front door paint report. Cardinal was directed to have doors inspected during the next site inspection and send a courtesy letter to the owners who were in need of having their front doors painted.

FRONT DOOR  
PAINT  
REPORT

The Directors discussed the project manager proposals from Design Build Associates and The Davis Company. The Directors discussed the different phases of the project, and it was suggested to only get an inspector to inspect each completed phase. A Motion was duly made, seconded, and unanimously carried to table the item to the next Regular Meeting. Cardinal was directed to request one more proposal from a different vendor, compare the costs of the current proposals with the previous project manager contracts and inform the Board with the results. Cardinal was also directed to request proposals for repairs based on the report provided by B2R.

PROJECT  
MANAGE.  
PROPOSALS

The Board reviewed the annual termite contract provided by America West Termite. A Motion was duly made, seconded, and unanimously carried to approve the annual termite contract at a cost of \$12,000.00.

TERMITE  
CONTRACT

The Directors reviewed the O.C. concrete flyer. No action was required.

CONCRETE  
FLYER

<p>A Motion was duly made, seconded, and unanimously carried to ratify the Maintenance Committee's approval of the PCW Contracting proposal for a door frame repair at 7720 Riverdale Unit M.</p>	7720 RIVERDALE
<p>A Motion was duly made, seconded, and unanimously carried to approve the PCW Contracting proposal for a leak repair at 12635 Briarglen Unit A.</p>	12635 BRIARGLEN
<p>The Directors reviewed the correspondence submitted by the owner of account CV1013105 regarding community concerns and a request to not pay assessments for two months to help get their account current due to tools being stolen. The owner was present. A Motion was duly made, seconded, and unanimously carried to deny the request.</p>	H/O CORRES. CV1013105
<p>The Directors reviewed the correspondence submitted by the owner of account CV1025751 regarding a request for reimbursement of vehicle damage. A Motion was duly made, seconded, and carried to approve the request of reimbursement with the option of owner installation for a total amount of \$3,515.99. Directors Montgomery and Patterson were opposed. Cardinal was directed to advise the owner of the Board's decision.</p>	H/O CORRES. CV1025751
<p>The Directors reviewed correspondence submitted by the owner of account CV1014501 regarding multiple concerns including patrol, patrol phone communication between attendants, patio shade rule change, vendor questions, reimbursement for stolen license plate, membership list, no phone in the south shack, delivery times, and slander. The owner was advised to submit a proposal for the suggested rule change and the Association was not responsible for license plates.</p>	H/O CORRES. CV1014501
<p>The Directors reviewed the work order report. No action was necessary.</p>	WORK ORD.
<p>The Directors reviewed the Annual Calendar. No action was necessary.</p>	CALENDAR
<p>The Directors reviewed and discussed the Pending Agenda Item list. It was noted the 2023-2024 Reserve Study was pending approval as the reserve line items were being reviewed for accuracy.</p>	PENDING AGENDA ITEM LIST
<p>There being no further business, the Regular Meeting was adjourned to the Executive Session at 8:14 p.m.</p>	ADJOURNED
<p>Submitted by Theresa Hirschman, CMCA, AMS, PCAM, Senior Community Manager</p>	SUBMITTED
<p>ATTEST:</p>	ATTEST

\_\_\_\_\_  
Jennifer Thomas, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

SECRETARY  
CERT.

I, Marisa Patterson, the appointed Secretary of the Crosspointe Village Homeowners Association, do hereby certify that the foregoing is the true and correct copy of the Minutes of the Crosspointe Village Homeowners Association Board of Directors Meeting held on April 26, 2023, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marissa Patterson, Secretary

\_\_\_\_\_  
Date

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