

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 24 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 24, 2024, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 894 7853 1298. The President, Berna Valenzuela, 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:	Kaily Benenati, Senior Community Manager, CMCA April Dana, Community Manager, CMCA
Others Present:	Teresa Dyer Amanda Frederick Rhonda Insalaco Laura Riney Gene Servello

It was reported that the quorum of 51% had not been achieved to conduct the Annual Meeting, as only 122 ballots had been received of the 248 ballots necessary. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to reduce the Annual Meeting Quorum to 20% for the Second Calling. It was announced that the Second Calling of the Annual Meeting would be held May 22, 2024.

ANNAUL
MEETING

The scheduled Hearing was held for the owner of account #CV1020807 for failure to trim the patio tree below the roof line. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was carried to impose a fine in the amount of \$200.00 in accordance with the Association's Violation and Fine Policy. Cardinal was directed to notify the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING
CV1020807

The scheduled Hearing was held for the owner of account #CV1014022 for not cleaning the windows facing the common area. The owner was not present, and Cardinal reported there had been no response from the owner. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose a fine in the amount of \$500.00 in accordance with the Association's Violation and Fine Policy. Cardinal was directed to notify the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING
CV1014022

The Homeowner Forum was opened by the President, Berna Valenzuela.

H/O FORUM

The owner of account CV1015040 was present to request an update on the treatment of the Sycamore trees in the community. Cardinal advised that the proposal was on the agenda for review.

H/O
CV1015040

<p>The owner of account CV1014342 was present to advise that there were four sycamore trees in the area near his home that had not been trimmed. The owner additionally reported that there were large trash items on Glendale that needed to be removed.</p>	H/O CV1014342
<p>The owner of account CV1014501 was present to advise she was hopeful the treatment proposal for the Sycamore trees was approved. She also reported that the current recycle bins should have the locks removed and that they were not being emptied on a regular basis by the trash vendor. She also inquired about the schedule date for the rain gutter cleaning.</p>	H/O CV1014501
<p>As there were no other owners who wished to address the Board, the Homeowner Forum was closed.</p>	H/O FORUM CLOSED
<p>A Pool report was not provided.</p>	POOL COMM.
<p>The Directors reviewed the April Landscape Walk Reports noting there was one item for review and action. A Motion was duly made, and a roll call vote was taken. The Motion carried to approve proposal #8024 for the installation of a replacement tree near 7705 Marbrook at a cost of \$137.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	LANDSCAPE COMM.
<p>The Board reviewed correspondence from Pam Powell regarding her resignation from the Landscape Committee. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to accept the resignation from the Landscape Committee from Pam Powell.</p>	COMMITTEE RESIGN
<p>No report was provided from the Website Committee.</p>	WEBSITE COMM.
<p>The Board reviewed the April Architectural Report. No action was required.</p>	ARCH.COMM.
<p>No report was provided from the Maintenance Committee.</p>	MAINT. COMM.
<p>A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Minutes of the March 27, 2024 Regular Meeting as presented.</p>	APPROVAL OF MIN.
<p>The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and roll call was taken. The Motion carried to accept the March 2024 Financial Statement as presented, subject to audit.</p>	FINANCIAL REVIEW
<p>The Directors reviewed the current aging report. No action was required.</p>	AGING
<p>The Directors reviewed correspondence from the owner of account CV1021335 requesting a payment extension for his assessment to March 30, 2024 noting that after making the account current he was setting the account to auto pay. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the homeowner's request for an extension to March 30, 2024. Cardinal was directed to notify the owner and accounting of the Board's decision.</p>	EXTENSION REQUEST CV1021335

The Directors reviewed correspondence from the owner with account CV1012206 advising she would be bringing the assessment account current within the next 60 days and was requesting that late fees and interest be waived. A Motion was duly made, seconded, and a roll call vote was taken. Director Patterson opposed. The Motion carried to waive late fees and interest on the assessment account. Cardinal was directed to notify the owner and accounting of the board's decision.

WAIVER
REQUEST
CV1012206

The Directors reviewed from Cardinal's accounting department requesting the Board to write off the outstanding balance of the previous owner of account CV1014033 noting the home has been foreclosed on in 2022. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the balance write of in the amount of \$5,554.90. Cardinal was directed to notify accounting of the Board's decision.

BALANCE
WRITE OFF
CV1014033

The Director reviewed a proposal from JB Bostick for a trench repair near 7728 Eastbrook Way. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal in the amount of \$3,500.00. Cardinal was directed to notify the vendor of the Board decision.

TRENCH
REPAIR

The Directors discussed the upcoming slurry seal project in July 2024. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the schedule dates and four moves at no extra cost to the Association. It was noted that additional parking would need to be approved by the neighboring health clinic. Cardinal was directed to notify the vendor of the Board's decision and to coordinate with the health clinic and City of Stanton for the additional parking. Cardinal was also directed to notify OC Patrol that the additional parking would need to be patrolled during the slurry seal project.

SLURRY
SEAL
SCHEDULE

The Directors reviewed proposals from DePhino Roofing, Gutter Guru, Roofing Standards, and PCW Contracting for the carport gutter cleaning. A motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from Gutter Guru for the carport gutter cleaning in the amount of \$6,750.00. Cardinal was directed to notify the vendor of the Board's decision.

GUTTER
CLEANING

The Directors reviewed the proposal from RPW for the sycamore tree treatment plan. The Board inquired if the treatment was needed once or twice per year. Cardinal was directed to table the matter to the next meeting and send the Board's questions to RPW and advise the Board.

SYCAMORE
TREATMENT

The Directors reviewed a proposal from Aquatrends to treat the pools in the community with Duck Off. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was carried to deny the proposal from Aquatrends. Cardinal was directed to notify the vendor of the Board's decision.

DUCK OFF
PROPOSAL

The Directors reviewed a proposal from Newport Exterminating for the placement of rodent traps in all trash enclosures at a cost of \$125.00 per month. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the proposal from Newport Exterminating. Cardinal was directed to notify the vendor of the Board's decision.

POOL
SERVICE

The Directors reviewed proposals from PCW Contracting for deck repairs at 12658 Scottsdale and 7778 Glendale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposals from PCW Contracting for deck repairs at 12658 Scottsdale at a cost of \$4,095.00 and 7778 Glendale at a cost of \$4,385.00. Cardinal was directed to notify the vendor of the Board's decision.

DECK
REPAIRS

The Directors reviewed a proposal from PCW Contracting for repairs to a front entry door jam at 12744 Rosebrook. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the proposal noting the repair was the responsibility of the owner. Cardinal was directed to notify the vendor and the owner of the Board's decision.

FRONT DOOR
REPAIR

The Directors reviewed the 2024 Draft Reserve Study. The Board noted the slurry project and deck repair costs needed to be updated. Cardinal was directed to notify the reserve analyst of the updated costs and to review the amenity list for items that needed to be removed. Cardinal was additionally directed to add the Reserve Study to the next agenda.

DRAFT
RESERVE
STUDY

The Directors reviewed the proposed rule change requiring water holding trays to be placed under all plants and pots on patios and balconies in the community. A Motion was duly made, seconded, and a roll call vote was taken. Director Patterson opposed. The Motion was carried to approve the proposed rule as drafted. Cardinal was directed to distribute the proposed rule to the membership via general notice for the twenty-eight-day comment period as required by law and add the adoption of the proposal rule to the next agenda.

PROPOSED
RULE
CHANGE

The Directors reviewed correspondence from the owner of account CV1020167 regarding her patio concrete replacement noting she wanted the whole concrete patio area replaced. A Motion was duly made, seconded and a roll call vote was taken. The Motion carried to deny the homeowner's request to replace the whole concrete patio area noting that option one of the proposal for partial replacement had been approved. Cardinal was directed to notify the owner of the Board's decision.

H/O CORR.
CV1020167

The Directors reviewed correspondence from the owner of account CV1010382 requesting that the street sweeper was not cleaning the carport areas. It was noted that regular cleaning of the carports was not part of the vendor's contract.

H/O CORR.
CV1010382

The Director reviewed correspondence from the owner of account CV1012562 requesting the Board to contract additional pick ups for the trash bins. The Board denied the request.

H/O CORR.
CV1012562

The Directors reviewed correspondence from the owner of account CV1014059 reporting a neighbor noise nuisance. Cardinal was directed to follow up with the homeowner and send letters to both homeowners regarding the mutual complaints.

H/O CORR.
CV1014059

The Directors reviewed the work order report. No action was required.

W/O REPORT

The next Board Meeting would be held on May 22, 2024.

NEXT
MEETING

There being no further business, the Regular Meeting was adjourned at 7:22 p.m.

Submitted by Kaily Benenati, Senior Community Manager, CMCA

ATTEST:

Berna Valenzuela, President

Date

SECRETARY CERTIFICATION

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 24, 2024, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

ADJOURNED

SUBMITTED

ATTEST

SECRETARY
CERT.

