

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 23, 2023

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, July 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, Berna Valenzuela, called the Meeting to order at 6:36 p.m.

CALL TO
ORDER

Directors Present: Michael Montgomery
Marisa Patterson
Berna Valenzuela

Directors Absent: Jeff Jones
Jennifer Thomas

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

Others Present: Jennifer Chung
Rhonda Insalaco
Elle Jacobsen
Laurie Riney
Matt Sandoval

The scheduled Hearing was held for the owner of account #CV1014538 regarding a home business violation. The owner was not present and had not responded to the violation. A Motion was duly made, seconded, and unanimously 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 advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING
#CV1014538

The scheduled Hearing was held for the owner of account #CV1024321 regarding a smoking violation. The owner was not present and had not responded to the violation. It was noted no new reports of additional violations had occurred since June 29, 2023. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose an additional fine in the amount of \$200.00, 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 #CV1014378 regarding unapproved modifications. 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 \$200.00, 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
CV1014378

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

H/O FORUM

The owner of account CV1012188 was present to request an update on their architectural applications.

H/O
CV1012188

The owner of account CV1014501 was present to request that the new patrol company follow the post orders and as the current company was not advising owners when late night deliveries were supposedly being made to the owner's address and they were allowing delivery people entry at all hours.

H/O FORUM
CV1014501

The owner of account CV1014614 was present to thank the Board for removing the window vendor list on the website and stated they attended the Budget Meeting and wanted to thank Director Patterson for all her work on the budget.

H/O
CV1014614

The owner of account CV1025867 was present to discuss inappropriate behaviors of other residents and rumors that the pool would no longer be heated. The Directors advised the owner to call the police for the inappropriate behavior and informed the owner a decision had not been made regarding heating of the pool.

H/O
CV1025867

The owner of account CV1025959 was present to discuss their concerns with gate attendants not checking the approved guest list before allowing people entry into the community.

H/O
CV1025959

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 discussed appointing new Committee Members to the Landscape Committee. Cardinal was directed to send a broadcast email to the membership requesting volunteers for the Pool and Landscape Committees. Director Patterson volunteered to draft a brief description for each Committee.

LANDSCAPE
COMM.

A Motion was duly made, seconded, and unanimously carried to require Board approval for all landscape proposals and to not approve a limit for the Landscape Committee.

Cardinal was directed to schedule a Landscape Walk with Director Patterson and Director Jones.

The Directors reviewed multiple proposals from Las Flores. A Motion was duly made, seconded, and unanimously carried to deny proposal #7875 for plant replacement and proposal #7909 for plant filling in a bare area. A Motion was duly made, seconded, and unanimously carried to approve proposal #7902 for replacement of an Alder tree with the stipulation that Cardinal ask the vendor if there were less expensive options. It was noted a proposal was pending for repairs for irrigation vandalism as Las Flores was reviewing information and pictures. Cardinal was directed to request cones be placed over the meter box.

There was no report from the Website Committee.

WEB. COMM

There was no report from the Architectural Committee.

ARCH.COMM.

<p>A Motion was duly made, seconded, and unanimously carried to ratify the approvals by the Maintenance Committee for the following proposals: Animal Pest Management proposal for trapping at 12621 Cleardale Unit H at a total cost of \$450.00, PCW Contracting proposal for repairs at 12680 Briarglen Unit A at a total cost of \$1,525.00, and Aquatrends proposal for repairs to the south spa heater fan at a total cost of \$604.55.</p>	MAINT. COMM.
<p>A Motion was duly made, seconded, and carried to approve the Minutes of the July 26, 2023 Regular Meeting as presented. Director Valenzuela abstained as she was not present at the Meeting. A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the August 16, 2023 Special 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 unanimously carried to accept the July 2023 Financial Statement as presented, subject to audit.</p>	FINANCIAL REVIEW
<p>The Directors reviewed the current aging report. No action was required.</p>	AGING REPORT
<p>A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the owner of account #CV1014093.</p>	LIEN RESOL. CV1014093
<p>A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the owner of account #CV1021335.</p>	LIEN RESOL. CV1021335
<p>The Directors reviewed the 2023-2024 Budget as it was emailed separately and noted that the Budget was not balanced. The Directors discussed ways to reduce costs. Cardinal was directed to inquire with the janitorial vendor if there were any less expensive supplies available to use.</p>	2023-2024 BUDGET
<p>A Motion was duly made, seconded, and unanimously carried to give a 30-day notice to the street sweeping vendor.</p>	STREET SWEEPING
<p>A Motion was duly made, seconded, and unanimously carried to reduce the pool temperature a few degrees to 78 degrees from May to October.</p>	POOL HEAT
<p>It was noted the 2023-2024 Reserve Study was not available for review. Cardinal was directed to follow up with Reserve Analyst on the status of the pending Reserve Study. Cardinal was also directed to schedule a Special Meeting to review and approve the 2023-2024 Budget and Reserve Study.</p>	2023-2024 RESERVE STUDY
<p>The Directors reviewed the vendor correspondence regarding the LED Law AB2208. It was noted Crosspointe was in compliance and was currently replacing with LED lights. No action was required.</p>	LED LAW AB2208
<p>The Directors reviewed pool furniture proposals from Patio Shoppers and Seabreeze Patio Furniture. A Motion was duly made, seconded, and unanimously carried to deny the proposals, as the Board determined not to pursue this project at this time.</p>	POOL FURNITURE

<p>The Directors reviewed the Partners Plumbing proposal for multiple units at 7770 Youngdale. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was directed to advise Partners Plumbing of the Board’s decision and inform them that proposals for preventative maintenance were no longer requested.</p>	PARTNERS PLUMBING
<p>The Directors discussed plumbing permits. A Motion was duly made, seconded, and unanimously carried to deny not obtaining plumbing permits.</p>	PLUMBING PERMITS
<p>The Directors reviewed a proposal from Animal Pest Management for traps at 7720 Elmdale. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was directed to advise the vendor of the Board’s decision and advise the owner they needed to make modifications to their deck to deter the skunks. Cardinal was also directed to request proposals for monthly and bi-monthly trapping services.</p>	ANIMAL PEST PROPOSAL
<p>The Directors reviewed the proposed POD placement rule. A Motion was duly made, seconded, and unanimously carried to approve the new rule to be sent to the membership. Cardinal was directed to send the new rule to the membership for the twenty-eight-day comment period as required by law.</p>	POD PLACEMENT RULE
<p>The Directors reviewed a proposal from Service First for a build back at 7730 Briarglen Unit M. A Motion was duly made, seconded, and carried to approve the proposal. Director Patterson was opposed. Cardinal was directed to advise the vendor and the unit owner of the Board’s decision.</p>	SERVICE FIRST
<p>The Directors reviewed a homeowner’s correspondence regarding the slurry seal. Cardinal was directed to request proposals in January 2024 and add the item to the Annual Calendar.</p>	STREET SLURRY
<p>The Directors reviewed the correspondence submitted by the owner of account CV1014568 regarding a violation report for a pool party. Cardinal was directed to send the owner a thank you for the report and advise that the violating persons were not known.</p>	H/O CORRES. CV1014568
<p>The Directors reviewed the correspondence submitted by the owner of account CV1014410 regarding a fee waiver request. A Motion was duly made, seconded, and unanimously carried to deny the request as the charges were imposed properly.</p>	H/O CORRES. CV1014410
<p>The Directors reviewed the correspondence submitted by the owner of account CV1014481 regarding a fee waiver request. A Motion was duly made, seconded, and unanimously carried to deny the request as the charges were imposed properly.</p>	H/O CORRES. CV1014481
<p>The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding security concerns. Cardinal was directed to advise the owner that the Board was working on the issues.</p>	H/O CORRES. CV1014501
<p>Cardinal was directed to schedule a Special Meeting with the patrol company to finalize details. Cardinal was also directed to send current post orders to the Board.</p>	PATROL COMPANY

The Directors reviewed the correspondence submitted by the owner of account CV1014770 regarding a handicap parking request and installation of a handrail extension. A Motion was duly made, seconded, and unanimously carried to approve the owner's request and advise they were financially responsible for the installation of the handrail extension and upon receipt of the owner's written confirmation accepting responsibility for the expense a proposal would be requested.

H/O CORRES.
CV1014770

The Directors reviewed the correspondence submitted by the owner of account CV1015040 regarding mulch, weeds, and landscaping maintenance. Cardinal was directed to advise the owner that their concerns would be forwarded to the landscape company. Cardinal was also directed to advise the landscapers of the concerns.

H/O CORRES.
CV1015040

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

W/O REPORT

The Directors reviewed and discussed the Pending Agenda Item list. It was noted that the following items were pending: carport storage repair proposals, tree trimming proposals, turf removal discussion, deck proposals, and roof maintenance proposals.

PENDING
AGENDA
ITEM LIST

There being no further business, the Regular Meeting was adjourned at 7:50 p.m.

ADJOURNED

Submitted by Theresa Hirschman, CMCA, AMS, PCAM, Senior Community Manage

SUBMITTED

ATTEST:

ATTEST

Berna Valenzuela, 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 August 23, 2023, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date