

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 28, 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, August 28, 2024, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 894 7853 1298. The Meeting was Called to Order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Amanda Frederick
Jeff Jones
Michael Montgomery
Stephen Montgomery
Jennifer Thomas

Directors Absent: None

Representing Cardinal: Kaily Benenati, Senior Community Manager, CMCA
April Dana, Community Manager, CMCA

Others Present: Jeffery Gollin
Jeremy Haupt
Rhonda Insalaco
Adam Kholghy
Jennifer McDonald
Laura Riney
Sarah Solarez

The scheduled Hearing was held for the owner of account #CV1012763 for failure to trim the plant material. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion 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 notify the owner of the Board's decision and call the owner to another Hearing.

HEARING
CV1012763

The scheduled Hearing was held for the owner of account #CV1025680 for failure to remove lights from the woos fascia. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion 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 notify the owner of the Board's decision and call the owner to another Hearing.

HEARING
CV1025680

The scheduled Hearing was held for the owner of account #CV1011163 for driving on the fresh slurry. The owner was present to advise pictures had been sent and felt that no damage had been caused. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to close the violation. Director Montgomery opposed. Cardinal was directed to notify the owner of the Board's decision.

HEARING
CV1011163

The scheduled Hearing was held for the owner of account #CV1014238 for dumping construction debris into the Association's dumpsters. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion 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 notify the owner of the Board's decision.

HEARING
CV1014238

<p>The Homeowner Forum was opened by the President, Michael Montgomery.</p>	H/O FORUM
<p>The owner of account CV1014501 was present to request the landscape company blow the leaves from the entry and exit gates and to inquire why the Sycamore trees were being trimmed early.</p>	H/O CV1014501
<p>The owner of account CV1014568 was present to advise that he felt the Association needed guidelines for patio decorative lights and that an architectural application should be submitted for approval prior to installation. He additionally inquired why the spike strips were removed from the gate area and why the street slurry took so long to complete.</p>	H/O CV1014568
<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 general Pool Report was provided noting that the spa had been checked and it was still not heating up accordingly. It was also noted that the pools and pool restroom floors were not being cleaned sufficiently.</p>	POOL COMM.
<p>The Directors reviewed the July Landscape Walk Report. No action was required.</p>	LANDSCAPE COMM.
<p>The Directors reviewed four proposals from Las Flores Landscape for various jobs in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve proposal 8072 for plant installation at a cost of \$148.00, proposal 8071 for plant installation at a cost of \$189.00, proposal 8056 for gravel installation at a cost of \$618.81, and proposal 8078 for trench digging at a cost of \$894.00. Cardinal was directed to notify the vendors of the Board's decision.</p>	LAS FLORES LANDSCAPE
<p>The Directors reviewed a proposal from Great Scott Tree Service for the trimming of Sycamore trees in the community. A Motion was duly made, seconded, and roll call vote was taken. The Motion carried to approve the proposal in the amount of \$23,555.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	GREAT SCOTT
<p>The Directors reviewed proposals from Great Scott and Las Flores Landscape for tree removals in the community. A motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Las Flores proposal in the amount of \$3,225.00. Cardinal was directed to notify the vendors of the Board's decision.</p>	TREE REMOVAL PROPOSALS
<p>The Directors reviewed a previously approved proposal for trench digging. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$1,196.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	LAS FLORES LANDSCAPE RATIFY
<p>No report was provided from the Website Committee.</p>	WEBSITE COMM.
<p>No report was provided from the Architectural Committee.</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 July 24, 2024 Regular Meeting as presented.</p>	<p>APPROVAL OF MIN.</p>
<p>The Board reviewed the Minutes of the May 22, 2024 Annual Meeting. No action was required.</p>	<p>REVIEW OF MIN.</p>
<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 July 2024 Financial Statement as presented, subject to audit.</p>	<p>FINANCIAL REVIEW</p>
<p>The Directors reviewed the current aging report. No action was required.</p>	<p>AGING</p>
<p>The Directors reviewed a Lien Resolution for the owner of account CV1026013 – APN 937-67-210. It was noted the account was current and no action was required.</p>	<p>LIEN RESOLUTION</p>
<p>The Directors reviewed correspondence from the owner of account CV1026013 requesting all late fees and interest be waived. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the owner’s request. Cardinal was directed to notify the owner of the Board’s decision.</p>	<p>FINE WAIVER REQUEST CV1026013</p>
<p>The Directors reviewed correspondence from the owner of account CV1010495 requesting a payment plan for the assessment account. The Board advised the account needed to be brought current within 12 months. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve a payment plan for the account to be brought current within 12 months. Cardinal was directed to notify the owner of the Board’s decision.</p>	<p>PAYMENT PLAN CV1010495</p>
<p>The Directors discussed 2024-2025 Draft Budget. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the 2024-2025 Budget with a 15% increase to begin November 1, 2024. Director Montgomery opposed. After discussion regarding the account allocations a Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approved Cardinal Property Management to allocate and balance the Budget and send the final version to the board for review.</p>	<p>BUDGET APPROVAL</p>
<p>The Reserve Study was reviewed. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to accept the Reserve Study as presented.</p>	<p>RESERVE STUDY</p>
<p>The Board reviewed a proposal from Concrete Hazard Solutions for work at 12671 Briarglen Loop Unit N. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$2,925.00. Cardinal was directed to notify the vendor of the Board’s decision.</p>	<p>CHS PROPOSAL</p>
<p>The Board reviewed a proposal from PCW for deck repairs at 7770 Youngdale Unit D. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$3,025.00. Cardinal was directed to notify the vendor of the Board’s decision.</p>	<p>PCW DECK 7770 YOUNGDALE</p>

<p>The Board reviewed a proposal from PCW for deck repairs at 12682 Newdale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$4,720.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	PCW DECK 12682 NEWDALE
<p>The Board reviewed a proposal from PCW for deck repairs at 7702 Riverdale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$9,260.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	PCW DECK 7702 RIVERDALE
<p>The Board reviewed a proposal from PCW for deck repairs at 7705 Lansdale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$2,145.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	PCW DECK 7705 LANSDALE
<p>The Board reviewed a proposal from PCW for deck repairs at 12614 Lansdale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$4,400.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	PCW DECK 12614 LANSDALE
<p>The Board reviewed a proposal from PCW for deck repairs at 12652 Glendale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$6,585.00 excluding the utility doors. Cardinal was directed to notify the vendor of the Board's decision.</p>	PCW DECK 12652 GLENDALE
<p>The Board reviewed a proposal a proposal from PCW for deck repairs at 7735 Briarglen Loop Unit I. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the proposal until a revised proposal for fence repairs only could be obtained. Cardinal was directed to notify the vendor of the Board's decision.</p>	PCW DECK 7735 BRIARGLEN
<p>A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to add the Cleveland Plumbing proposals to the agenda for review and discussion.</p>	CLEVELAND PLUMBING
<p>The Board reviewed proposals from Partners Plumbing, EPIPE, and Cleveland Plumbing for mainline repairs at 7736 Moordale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from Cleveland Plumbing at a cost of \$1,625.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	7736 MOORDALE MAINLINE PROPOSALS
<p>The Board reviewed proposals from Partners Plumbing and Cleveland Plumbing for repairs at 12635 Briarglen Loop Unit C. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from Cleveland Plumbing at a cost of \$6,750.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	12635 BRIARGLEN MAINLINE PROPOSALS
<p>The Board reviewed a proposal from Coast Gate for the reinstallation of spike strips at the entry exit gate. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from Coast Gate at a cost of \$9,980.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	COAST GATE SPIKE STRIP
<p>The Board reviewed a proposal from Golden Bell for sewer hole treatments. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$3,225.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	GOLDEN BELL SEWER HOLES

The Board discussed the replacement of the interior address signs throughout the community. A proposal was provided from Smart Sign. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$213.42 for the replacement of five interior address signs, installation not included. Cardinal was directed to provide the signs to PCW for installation upon receipt.

INTERIOR
ADDRESS
SIGNS

The Board reviewed a proposal from Traffic Safety Store for the replacement of traffic delineators at the entrance gate. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$239.73 noting that Director Montgomery would complete the installation.

ENTRY GATE
DELINEATOR

The Board discussed the restatement of the CC&R's to include a requirement that homeowners would be required to obtain homeowners insurance. Cardinal was directed to send a Broadcast email to all homeowners to encourage the purchase of a personal HO6 insurance policy.

CC&R
DISCUSSION

The Board reviewed correspondence from the owner of account CV1010385 requesting approval to park a commercial vehicle on the property. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the owner's request. Cardinal was directed to notify the owner of the Board's decision.

H/O CORR.
CV1010385

The Board reviewed correspondence from Orange County Mosquito and Vector Control District offering pea gravel to the community to be distributed to all residents. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the offer from the OCMVCD. Cardinal was directed to notify OCMVCD of the Board's decision.

OCMVCD
PEA GRAVEL

The Directors reviewed correspondence from the owner of account CV1014791 regarding trees in the community that needed to be trimmed to discourage birds from the area. It was noted that the trees would be trimmed, and no further action was required.

H/O CORR.
CV1014791

The Directors reviewed correspondence from the owner of account CV1014791 requesting the spike strips be reinstalled at the entry exit gate. It was noted that the spike strips would be installed, and no further action was required.

H/O CORR.
CV1014791

The Directors reviewed correspondence from the owner of account CV1014801 requesting the spike strips be reinstalled at the entry exit gate. It was noted that the spike strips would be installed, and no further action was required.

H/O CORR.
CV1014801

The Directors reviewed correspondence from the owner of account CV1021441 requesting additional security be provided due to vehicle vandalism. Cardinal was directed to notify the patrol vendor of the homeowner's concerns.

H/O CORR.
CV1021441

The Directors reviewed correspondence from the owner of account CV1014573 requesting security cameras be installed due to the vehicle vandalism. The Board responded that the request was not financially feasible to the Association.

H/O CORR.
CV1014573

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

W/O REPORT

The next Board Meeting would be held on September 25, 2024.

NEXT MTG.

There being no further business, the Regular Meeting was adjourned to the Executive Session at 8:11 p.m.

ADJOURNED

Submitted by Kaily Benenati, Senior Community Manager, CMCA

SUBMITTED

ATTEST:

ATTEST

Michael Montgomery, President

Date

SECRETARY CERTIFICATION

SECRETARY
CERT.

I, Amanda Frederick, 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 28, 2024, as approved by the Board Members in attendance of the Meeting.

Amanda Frederick, Secretary

Date

