

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
DECEMBER 6 2023

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, December 6, 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 6:30 p.m.

CALL TO  
ORDER

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

Directors Absent: None

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

Others Present: Mike Berger  
Rhonda Insalaco  
Scott Mariani  
Laurie Riney

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. A Motion was duly made, seconded, and unanimously 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 advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING  
#CV1014378

The scheduled Hearing was held for the owner of account #CV1022810 for a noise nuisance. The owner was not present. A motion was duly made, seconded, and unanimously carried to impose a fine in the amount of \$200.00 in accordance to 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  
CV1022810

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

H/O FORUM

The owner of account CV1014043 was present to report the grass around his unit looked horrible and suggested adding plants or wood chips to the area. He also advised his husband was interested in being on the Landscape Committee.

H/O  
CV1014043

The owner of account CV1014501 was present to express concerns on the mosquito population in the community noting vector control would be sending a report to management and, in her opinion, that the irrigation drains should be cleaned out on a monthly basis. She also stated that an open trench on Cleardale was a safety concern and should be taken care of by the plumbing company PMC.

H/O  
CV1014501

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

H/O FORUM  
CLOSED

<p>The Directors discussed the Committee Appointments noting that the selected homeowners had accepted their appointments. A Motion was duly made, seconded, and unanimously carried to accept the appointments from Matthew Sandoval, Amanda Frederick, and Pamela Powell</p>	COMMITTEE APPOINT.
<p>There was no report from the Pool Committee.</p>	POOL COMM.
<p>The Landscape Committee discussed the upcoming landscape walk and confirmed a date for December 8, 2023.</p>	LANDSCAPE COMM.
<p>The Directors discussed the annual tree trimming proposals. A Motion was duly made, seconded, and unanimously carried to approve the request for a proposal from Great Scott to trim three Alder trees near 12660 Briarglen Loop and Scottsdale Circle. Once received the proposal was to be sent to the Maintenance Committee for review and final approval. An Additional Motion was duly made, seconded, and unanimously carried to deny the tree trimming proposal from Las Flores Landscape.</p>	TREE TRIMMING PROPOSALS
<p>The Board reviewed a response from Las Flores Landscape regarding blowing the leaves out of the carport areas. Las Flores advised the crew could clean the carport areas on a weekly basis but that it could take time away from other regular tasks in the community. Cardinal was directed to advise Las Flores not to blow the carport areas and focus on the daily landscape items.</p>	LAS FLORES RESPONSE
<p>There was no report from the Website Committee.</p>	WEB. COMM.
<p>There was no report from the Architectural Committee.</p>	ARCH.COMM.
<p>The Maintenance Committee discussed non-emergency work order requests noting that all approved non-emergency work orders would be sent the 4<sup>th</sup> Thursday of the month to a vendor to complete all at one time. Cardinal was directed to advise homeowners of the new policy and place non-emergency work orders on hold. Cardinal was also directed to send a broadcast email to all residents and homeowners advising them that due to cost saving measures, all non-emergency work order requests may be held and not sent out immediately.</p>	MAINT. COMM.
<p>The Board discussed the trash enclosure areas and large item disposal. Cardinal was directed to obtain proposals for large item pick-ups and inquire with Reliable Hualaway to see if the contract price could be negotiated.</p>	TRASH ENCLOSURES
<p>A Motion was duly made, seconded, and carried to approve the Minutes of the October 25, 2023 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 unanimously carried to accept the October 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>The Directors discussed the deck proposals. A Motion was duly made, seconded, and unanimously carried to obtain a revised proposal from Crank Deck &amp; Roof and approve the lowest cost proposal from Crank Deck &amp; Roof and PCW Contracting for the critical deck list and 7702 Scottsdale. Cardinal was also directed to follow up with all vendors who had net sent in a proposal; A-Z Property Services, Pro Tec Building Services, and Ridgeline Construction.</p>	DECK PROPOSALS
<p>The Board discussed deck proposals from PCW Contracting. Cardinal was directed to review the SB326 report to see if 7702 Scottsdale, 7770 Youngdale Unit B, and 7770 Ramsdale Unit B were listed as critical and review notes for recommendations from the professional vendor.</p>	DECK PROPOSALS
<p>The Directors reviewed the proposal from Sweeper Guys and Ace Street Sweeping for the street sweeping in the community. A Motion was duly made, seconded, and unanimously carried to table the proposals. Cardinal was directed to follow up with both vendors to inquire if they were able to provide the revised proposals as requested.</p>	STREET SWEEPING
<p>The Directors reviewed correspondence from Aquatrends Pools. A Motion was duly made, seconded, and unanimously carried to approve a 4% contract increase from Aquatrends Pools for monthly pool service.</p>	POOL CONTRACT
<p>The Directors discussed pool service proposals. It was noted that two of the four vendors Cardinal requested proposals from declined to bid and the two others had not sent in proposals for review. A Motion was duly made, seconded, and unanimously carried to table the discussion to the next meeting.</p>	POOL SERVICE PROPOSALS
<p>The Directors discussed the south guard shack repairs. It was noted that the repairs had been completed by board member Mike Montgomery at a cost of \$750.00 for labor and materials. A Motion was duly made, seconded, and unanimously carried to deny the proposals from PCW Contracting, 24HRC, and Champion Construction for the repairs.</p>	GUARD SHACK DOOR
<p>The renewal of the Association's insurance policies was reviewed. A Motion was duly made, seconded, and unanimously carried to approve the renewal of the policies for the 2023-2024 year at an annual premium of \$94,813.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	INSURANCE RENEWAL
<p>The Directors reviewed a proposal from Partners Plumbing for mainline repairs at 12671 Briarglen Loop Unit E. A Motion was duly made, seconded, and carried to approve the proposal at a cost of \$10,660.72 for the repairs. Director Montgomery opposed. Cardinal was directed to notify the vendor of the Board's decision and follow up with Partners Plumbing regarding the previous permit issue and obtain a proposal from Las Flores Landscape for the trenching.</p>	PARTNERS PLUMBING
<p>The Directors reviewed the Annual Meeting Preparation form. A Motion was duly made, seconded, and unanimously carried to appoint the homeowner volunteer who was the Inspector of Elections in 2023. Cardinal was directed to contact the homeowner to confirm she would accept the appointment.</p>	INSPECTOR OF ELECTION
<p>No discussion was had regarding OC Patrol correspondence.</p>	H/O CORRES. CV1012800

The Directors discussed the organic waste program options. A Motion was duly made, seconded, and unanimously carried to approve the proposal from CR&R for mandated recycling and organic waste services at a cost of \$7,897.12 monthly. Cardinal was directed to notify the vendor of the Board's decision and follow up with CR&R on the frequency of service. Cardinal was also directed to send a broadcast email to all residents and homeowners regarding the new waste service and requirements and post the information sheets from CR&R to each trash enclosure door.

WASTE  
SERVICE  
CONTRACT

The Directors reviewed the FHA renewal proposal from FHA Review. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$795.00. Cardinal was directed to notify the vendor of the Board's decision.

FHA  
RENEWAL

The Directors reviewed the correspondence submitted by the owner of account CV1010805 requesting a fine waiver in the amount of \$550.00. A Motion was duly made, seconded, and unanimously carried to deny the fine waiver. Cardinal was directed to notify the vendor of the Board's decision.

H/O CORRES.  
CV1010805

The Directors reviewed the correspondence submitted by the owner with account CV1014501 regarding concerns about the Association's lighting vendor. No action was required.

H/O CORRES.  
CV1014501

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding the Association's janitorial vendor's schedule. No action was required.

H/O CORRES.  
CV1014501

The Directors reviewed correspondence submitted by the owner with account CV1014426 regarding patrol concerns in the community. No action was required.

H/O CORRES.  
CV1014426

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

W/O REPORT

The next Board would be held on January 24, 2024 at 6:30 p.m.

NEXT  
MEETING  
PENDING  
ITEMS

The Directors reviewed the Pending Agenda Item list. It was noted that street slurry was pending.

There being no further business, the Regular Meeting was adjourned at 7:35 p.m.

ADJOURNED

Submitted by Kaily Benenati, Community Manager

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 December 6, 2023, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marisa Patterson, Secretary

\_\_\_\_\_  
Date

DRAFT