

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 22, 2023

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 22, 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 Account Manager
April Dana, Account Manager

Others Present: Teresa Dyer
Joe Gomez – Courtesy Patrol
Mike Gorsuch
Tung Huynh
Rhonda Insalaco
Dan Jeffers
Laura Riney
Lindsay Stein – Courtesy Patrol

The scheduled Hearing was held for the owner of account #CV1021335 for failure to complete rain gutter repairs. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the Hearing to the next Regular Meeting.

HEARING
#CV1021335

The scheduled Hearing was held for the owner of account #CV1010946 regarding a noise complaint. As the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation.

HEARING
#CV1010946

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner of account CV1015040 was present to discuss concerns with the trees being tagged. Cardinal advised the owner the trees were tagged to identify for proposals.

H/O
CV1015040

The owner of account CV1014239 was present to discuss concerns with the security, homeless people in the community, and to suggest the south gate remain staffed 24 hours a day with security. The owner also suggested no trespassing signs be posted or an entry gate lock be added if not staffed with patrol.

H/O
CV1014239

The owner of account CV1025838 was present to discuss concerns with the sidewalks having some tripping hazards and to request wheelchair access in some areas.

H/O
CV1025838

The owner of account CV1014498 was present to thank the Board for treating the trees rather than removing them due to disease.

H/O
CV1014498

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

H/O FORUM
CLOSED

Joe Gomez and Lindsay Stein from Courtesy Patrol were present to discuss patrol procedures, guest passes, and the community patrols with the Board. It was noted the attendants were encouraged to call sheriffs to assist with the homeless issue and not to leave the guard shack until patrol assistance arrived.

PATROL
DISCUSSION

There was no report from the Pool Committee.

POOL COMM.

The Directors discussed the mulch proposal. A Motion was duly made, and seconded, to approve the mulch proposal. Director Patterson and Director Valenzuela were opposed. Therefore, the Motion failed. Cardinal was directed to request landscape engineering proposals for plant palettes to be added to the March Agenda. The Directors reviewed the January 13, 2023 Landscape Walk Report. No action was required. The Directors reviewed a Las Flores proposal #7819 for a pathway. A Motion was duly made, seconded, and unanimously carried to deny the proposal.

LAND.
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 January 25, 2023 Regular Meeting as presented.

APPROVAL
OF MIN.

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

FINANCIAL

The Directors discussed the judgement renewal against the owner of account CV100408-03. The Board also reviewed the asset search provided by MLG. As the judgement obtained on June 3, 2013 had not changed in ten years, and there were no assets found, a Motion was duly made, seconded, and unanimously carried to deny renewal of the judgement by MLG.

JUDGEMENT
RENEWAL

The Directors reviewed the Resolution to Record a Lien for the owner of account #CV1014053. As the account was made current, no action was required.

#CV1014053

The Directors reviewed the Investment Policy Resolution. A Motion was duly made, seconded, and unanimously carried to approve the Investment Policy Resolution.

INVEST. POL.
RESOLUTION

The Directors discussed transferring the prior year's surplus to reserves. A Motion was duly made, seconded, and unanimously carried to approve the transfer.

TRANSFER
PRIOR YEAR

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

AGING
REPORT

<p>The Directors discussed the Electric Vehicle Survey Results. Cardinal was directed to add Crosspointe to the SCE rebate program waiting list.</p>	<p>ELECT. VEH. SURVEY</p>
<p>The Directors discussed the deck repairs at 12671 Briarglen Loop Unit D. Cardinal was directed to send an inquiry to B2R regarding the deck, asking if all recommended repairs were included. A Motion was duly made, seconded, and carried to approve the proposal at a cost of \$4,490.00 with the stipulation that B2R confirmed all recommended repairs were included. Director Montgomery was opposed. Cardinal was directed to notify the vendor after a response was received from B2R.</p>	<p>12671 BRIARGLEN DECK REP.</p>
<p>The Directors discussed the window repairs for the owner of account #CV1020167. A Motion was duly made, seconded, and unanimously carried to authorize Director Jones to approve the recommended repairs and proposal from Ross Construction for the window repairs. Cardinal was directed to send the report from Ross Construction to Director Jones upon receipt.</p>	<p>#CV1020167 WINDOW</p>
<p>The Directors discussed the ramp request proposals from the owner of account #CV1025838. A Motion was duly made, seconded, and unanimously carried to approve the ramp installation at the owner's expense. Cardinal was directed to advise the owner of the Board's decision.</p>	<p>#CV1025838 RAMP INST.</p>
<p>The Directors discussed the project manager for the deck repair project. Cardinal was directed to request proposals for the project from vendors other than Ross Construction.</p>	<p>PROJECT MANAGER</p>
<p>The Directors discussed election incentives for a timely ballot return. A Motion was duly made, seconded, and unanimously carried to approve a drawing for a \$100.00 gift card. It was noted there would not be a drawing if quorum was not met for the 1st calling.</p>	<p>ELECTION INCENTIVES</p>
<p>A Motion was duly made, seconded, and unanimously carried to approve the Fidelity Insurance Renewal with CID Insurance Programs at the cost of \$2,612.00.</p>	<p>INSURANCE RENEWAL</p>
<p>The Directors reviewed the proposal from 24 HRC for repairs to the guardhouse. A Motion was duly made, seconded, and unanimously carried to deny the proposal. A Motion was duly made, seconded, and unanimously carried to replace the podium counter, gate attendant chair, and the window tint cover at a cost not to exceed \$5,000.00. Cardinal was directed to contact Courtesy Patrol to inquire what the guardhouse needed to improve job efficiency.</p>	<p>GUARDHOUSE PROPOSAL</p>
<p>The Directors reviewed the correspondence submitted by the owner of account CV1014974 regarding a request for tree trimming. Cardinal was directed to send a thank you letter to the owner for their correspondence and advise that the trees were all trimmed according to the tree trimming schedule.</p>	<p>H/O CORRES. CV1014974</p>
<p>The Directors reviewed correspondence submitted by the owner of account CV1014974 regarding multiple concerns. No action was required.</p>	<p>H/O CORRES. CV1014974</p>
<p>The Directors reviewed the correspondence submitted by the owner of account</p>	<p>H/O CORRES.</p>

CV1010473 regarding a fine waiver request. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was directed to advise the owner of the Board's decision.

CV1010473

The Directors reviewed the correspondence submitted by the owner of account CV1010805 regarding a fine waiver request. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1010805

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding concerns with Courtesy Patrol. The owner was present. It was noted the concerns were addressed earlier in the Meeting. No action was required.

H/O CORRES.
CV1014501

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding carport parking. The owner was present. A Motion was duly made, seconded, and unanimously carried to deny the request to prohibit backward parking in carports.

H/O CORRES.
CV1014501

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding tree tags. The owner was present. It was noted the trees were tagged for proposal purposes only. No action was required.

H/O CORRES.
CV1014501

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

WORK ORD.

The Directors reviewed the Annual Calendar. No action was necessary.

CALENDAR

The Directors reviewed and discussed the Pending Agenda Item list. It was noted Cardinal had requested tree trimming proposals from Aesthetic Trees, South Green Tree Care, Tree Pros., and Great Scott Tree Service. It was also noted a summary from B2R and a Las Flores proposal for replanting on Scottsdale Circle were pending and the 2023-2024 Reserve Study Approval/Review Reserve Line items were being reviewed.

PENDING
AGENDA
ITEM LIST

There being no further business, the Regular Meeting was adjourned at 8:15 p.m.

ADJOURNED

Submitted by April Dana, Community Manager

SUBMITTED

ATTEST:

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 February 22, 2023, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date

DRAFT