

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

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 28, 2024, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 894 7853 1298. The Vice 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
Directors Absent:	Berna Valenzuela
Representing Cardinal:	Kaily Benenati, Community Manager April Dana, Community Manager
Others Present:	Teresa Dyer Amanda Frederick Jeff Gollin Rhonda Insalaco Laurie Riney Carson

The scheduled Hearing was held for the owner of account #CV1014378 regarding unapproved modifications. The owner was not present. It was noted that no correspondence had been received at this time. 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 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 a roll call vote was taken. The Motion carried to impose a fine in the amount of \$300.00 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
CV1022810

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. A Motion was duly made, seconded, and a roll call vote was taken. The Motion 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
CV1014022

The Homeowner Forum was opened by the Vice President, Jennifer Thomas.

H/O FORUM

The owner of account CV1015040 was present to inquire about the treatment of the Sycamore trees in the community. Cardinal advised the inspection had been scheduled and the matter would be reviewed at the next Board Meeting.

H/O
CV1015040

The owner of account CV1014501 was present to inquire about the treatment of the

H/O

Sycamore trees in the community. Cardinal advised the inspection had been scheduled and the matter would be reviewed at the next Board Meeting. The owner additionally inquired about which company was chosen to complete the tree trimming in the community. Cardinal advised Great Scott Tree Service had been chosen by the Board.

CV1014501

The owner of account CV1014568 was present to advise he felt that his reported violations were not being escalated to Hearings and that the Violation and Fine Policy was not being followed by management.

H/O
CV1014568

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

H/O FORUM
CLOSED

A general report was provided on the pools in the community by Amanda Frederick. Cardinal updated the Pool Committee on the center pool restroom toilets noting that the needed repairs had been completed and drywall repairs were pending. It was additionally noted that Partners Plumbing advised the toilets were small and that a notice should be placed in the stalls reminding homeowners not to flush sanitary wipes or any other products down the toilet. Cardinal was directed to obtain the signs to be added to all restrooms.

POOL COMM.

The Directors reviewed the January 2023 Landscape Walk Reports from Las Flores and Cardinal. A proposal from Las Flores Landscape was reviewed for trench digging, plant replacement, and the installation of drain screens. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was passed to approve proposal 7987 for the installation of drain screens at a cost of \$1,050.00, proposal 7978 for a tree replacement on Northbrook at a cost of \$137.00, and proposal 7999 for trenching near 12741-12745 Springbrook at a cost of \$1,184.00. Cardinal was directed to notify the vendor of the Board's decision.

LANDSCAPE
COMM.

No report was provided from the Website Committee.

WEBSITE
COMM.

The Board reviewed an architectural appeal from the owner of account CV1014501 for the installation of sunshade to be hung from the building's fascia. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was approved to deny the appeal of the installation of the sunshade. Cardinal was directed to notify the homeowner of the Board's decision.

ARCH.COMM.

The Board reviewed proposals from Reliable Hualaway and Strategic Sanitation for large item removals in the community. After discussion the Board determined that CR&R would be used for large item pick-ups and Reliable Hualaway would be used if CR&R was unable to pick-up in a timely manner. A Motion was duly made, seconded, and roll call was taken. The Motion to approve the proposal from Strategic Sanitation was denied.

MAINT.
COMM.

A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the Minutes of the January 24, 2024 Regular Meeting as presented.

APPROVAL
OF MIN.

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 January 2024 Financial Statement as presented, subject to audit.

FINANCIAL
REVIEW

<p>The Directors reviewed the current aging report. No action was required.</p>	<p>AGING</p>
<p>The Directors reviewed correspondence from the homeowner with account #CV1010887 requesting a waiver of late fees on the account noting they had not received their statements. A Motion was duly made, seconded, and roll call was taken. The Motion carried to deny the homeowner’s request for the waiver. Director Thomas opposed.</p>	<p>H/O CORR. CV1010887</p>
<p>The Directors reviewed correspondence from the owner with account #CV1010805 requesting a waiver of the fines imposed for a previous Hearing for noise nuisance. A Motion was duly made, seconded, and roll call was taken. The Motion carried to deny the homeowner’s request.</p>	<p>H/O CORR. CV1010805</p>
<p>The Directors reviewed correspondence from the owner with account #CV1026013 requesting a waiver of late charges and interest. A Motion was duly made, seconded, and roll call was taken. The Motion carried to deny the homeowner’s request.</p>	<p>H/O CORR. CV1026013</p>
<p>A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the transfer of the prior year surplus in the amount of \$16,749.17. Cardinal was directed to advise accounting of the Board’s decision.</p>	<p>PRIOR YEAR SURPLUS</p>
<p>A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the 2024 Investment Policy Resolution.</p>	<p>INVESTMENT POLICY</p>
<p>The Directors reviewed proposals from Advanced Reserve Solutions, Reserve Data Analysis, Reserve Studies Inc., and Strategic Reserve Solutions to conduct the annual reserve study. A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the proposal from Advanced Reserve Solutions for the 2025 Annual Reserve Study. Cardinal was directed to notify all vendors of the Board’s decision.</p>	<p>RESERVE STUDY PROPOSAL</p>
<p>The Board discussed the approved upcoming slurry project with JB Bostick. It was determined that the project was to start in April or May 2024. A Motion was duly made, seconded, and roll call was taken. The Motion was carried to approve the option to paint the red and green curbs in the community. Cardinal was directed to notify the vendor of the Board’s decision and to ensure resident parking during the project was discussed with the vendor.</p>	<p>STREET SLURRY PROJECT</p>
<p>The Directors reviewed a proposal from Blueray Aquatics for a pool service contract. The Board tabled the discussion to the next agenda. Cardinal was directed to send the current pool service contract to Blueray Aquatics for review and a possible price match.</p>	<p>POOL SERVICE CONTRACT</p>
<p>The Directors reviewed a proposal from PCW Contracting for a property maintenance contract. A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the maintenance contract through June 2024. Cardinal was directed to notify the vendor of the Board’s decision and place the maintenance contract on the July 2024 agenda to discuss if the contract was financially beneficial to the Association.</p>	<p>MAINT. CONTRACT</p>
<p>The Directors reviewed a proposal from Great Scott Tree Service for building clearance</p>	<p>GREAT</p>

trimming in four locations. A Motion was duly made, seconded, and roll call was taken. The Motion was carried to approve the proposal in the amount of \$1,065.00. Cardinal was directed to notify the vendor of the Board’s decision. Additionally, the Board reviewed the three-year tree trimming proposal. No action was required.

SCOTT
 TRIMMING

The Board reviewed proposals from A-Z Property Services, ProTec Building Services, Ridgeline Construction, and PCW Contracting for deck repairs to critical decks listed per the deck inspection report provided by B2R Consulting Group. A Motion was duly made, seconded, and roll call was taken. The Motion passed to approve the proposals from PCW Contracting for deck repairs at 12620 Briarglen Loop Unit F, 12652 Glendale Circle, 7779 Cleardale Circle, and 7720 Riverdale Unit N in the amount of \$16,180.00. Cardinal was directed to notify the vendors of the Board’s decision.

CRITICAL
 DECK
 PROPOSALS

The Board reviewed deck repair proposals from PCW Contracting for 7702 Scottsdale, 7770 Youngdale Unit B, and 12621 Cleardale Circle Unit B. It was noted these deck repair requests were reported by the homeowner’s living in the unit. A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the proposal for 7702 Scottsdale in the amount of \$5,965.00, 7770 Youngdale Unit B in the amount of \$2,785.00, and 12621 Cleardale Circle Unit B in the amount of \$3,485.00 to conduct deck repairs. Cardinal was directed to notify the vendor of the Board’s decision and to update the completed repair deck listing.

DECK
 PROPOSALS

The Board reviewed correspondence from Personal Touch Cleaning regarding the request for pictures of the area cleaned in the community for each visit. Personal Touch advised they would no longer take pictures as requested. Cardinal was directed to obtain proposals for a monthly janitorial contract.

PERSONAL
 TOUCH

The Directors reviewed proposals from Aquatrends for the VGB drain compliance at the center and north pools. The Board tabled the discussion to the March Board Meeting. Cardinal was directed to obtain proposals from Blue Ray Aquatics for the VGB drain compliance for the center and north pools.

VGB
 COMPLIANCE

The Directors reviewed a proposal from PCW Contracting for patio concrete repairs at 12705 Northbrook which was due to an Association tree’s roots damaging the patio. The Board tabled the matter to the March Board Meeting. It was noted the Board would review the patio before the next Meeting.

PCW
 CONCRETE
 REPAIRS

The Directors reviewed proposals from Partners Plumbing, PMC Plumbing, and Simpex Repipe for a main water line repair at 12741-12745 Springbrook. A Motion was duly made, seconded, and roll call was taken. The Motion carried to approve the proposal from Partners Plumbing in the amount of \$3,760.00 for the main water line repairs. Cardinal was directed to notify al vendors of the Board’s decision.

MAIN WATER
 LINE REPAIR

The Directors reviewed the correspondence submitted by the owner of account CV1010457 expressing concerns about the gate passes and a need for an overnight parking pass in the community for guests. No action was required.

H/O CORR.
 CV1010457

The Directors reviewed the correspondence submitted by the owner of account

H/O CORR.

CV1014568 expressing concerns about the enforcement of the Violation and Fine Policy as he had reported several violations in the community and noted that none of the reported residents had been called to a Hearing. Cardinal was directed to follow up with the homeowner and call the residents to a Hearing if applicable.

CV1014568

The Directors reviewed the correspondence submitted by the owner of account CV1014790 requesting reimbursement for excessive water bills due to a leak at his unit. A Motion was duly made to approve a partial reimbursement in the amount of \$881.48. Cardinal was directed to notify the homeowner of the Board's decision and create a voucher for reimbursement.

H/O CORR.
CV1014790

The Directors reviewed correspondence from the owner of account CV1022873 requesting that written guest passes were provided when the computer system was not working. Additionally, the owner inquired if gate attendants were checking the date on the guest passes when patrolling the community.

H/O CORR.
CV1022873

The Directors reviewed correspondence from the owner of account CV1014501 claiming the cabinets in her home were not installed correctly by the original builder and wanted to know if she should submit her claim to the Association's insurance. The Board noted that the repair and/or maintenance of the cabinets were the homeowner's responsibility.

H/O CORR.
CV1014501

The Directors reviewed correspondence from the owner with account CV1014501 inquiring when the irrigation drains in the community would be cleaned out. Cardinal advised the homeowner that the drains had been cleaned.

H/O CORR.
CV1014501

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

W/O REPORT

The next Board Meeting would be held on March 27, 2024.

NEXT
MEETING
ADJOURNED

There being no further business, the Regular Meeting was adjourned at 7:53 p.m.

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 February 28, 2024, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date

