

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 26, 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 Vice President, Jennifer Thomas, called the Meeting to order at 6:31 p.m.

CALL TO  
ORDER

Directors Present: Jeff Jones  
Michael Montgomery  
Marisa Patterson  
Jennifer Thomas

Directors Absent: Berna Valenzuela

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

Others Present: Jeremy Brown, California Gate  
Cheryl Casanova, Brookfield Residential  
David Chernik, Brookfield Residential  
Teresa Dyer  
Stephano Grossi, Brookfield Residential  
Rhonda Insalaco  
Brandon Joffe, Allied Universal  
Jared Lee, OC Patrol  
Linda Lucienne  
Enrique Moreno  
Jacqueline Nguyen  
Laurie Riney  
Eugene Servello  
Sarah Solarez  
Ariel Tyma

The Board met in Executive Session prior to the Regular Meeting to discuss a legal matter and hold a non-compliance Hearing.

EXEC.  
SESSION

Representatives from Brookfield Residential were present to explain the soil vapor evaporation process. It was noted that assistance may be needed to verify the owners of certain addresses.

BROOKFIELD  
RESIDENTIAL

The Directors met with representatives from Allied Universal, OC Patrol, and California Coastal Patrol. Representatives were present to review their proposals and answer questions from the Board.

PATROL  
REPRESENT.

A representative from RDA was unable to attend the Meeting. Cardinal was directed to reschedule the representative to a Special Meeting.

RDA

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. 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

Director Valenzuela opened the Homeowner Forum.

H/O FORUM

The owner of account CV1021654 was present to request the Meeting Zoom link be included in emails. The owner advised they had requested reimbursement for a towed vehicle. The owner requested an update when the patrol company changes.

H/O  
CV1021654

The owner of account CV1014982 was present to request help asking their neighbor to stop throwing stuff onto her patio.

H/O  
CV1014982

The owner of account CV1014342 was present to discuss the center pool furniture, to request the light in the men's pool restroom be changed to a motion sensor light, and to report that the north pool was 79 degrees.

H/O  
CV1014342

The owner of account CV1014614 was present to advise the gazebo was being used by residents and request removal of a vendor on the website.

H?O  
CV1014614

The owner of account CV1015040 was present to discuss plumbing issues, trees, and installation of mulch.

H/O  
CV1015040

The owner of account CV1014501 was present to discuss plumbing issues that were caused by pinhole leaks caused by hard water and inquired if the Association could get reimbursement for leaks caused by hardwater from the water company.

H/O  
CV1014501

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. It was noted that the spa heater fan was scheduled for repair on July 28, 2023.

POOL COMM.

<p>The Directors reviewed the June 23, 2023 Landscape Walk Reports from Las Flores. The Directors reviewed Las Flores proposal #7875 for the plant replacement due to a tree removal, #7902 for the Alder tree replacement, #7908 for the dead Alder tree removal, and #7909 for plant filling in the bare area. A Motion was duly made, seconded, and unanimously carried to table proposals #7875, #7902, and #7909. A Motion was duly made, seconded, and unanimously carried to approve proposal #7908 for the Alder tree removal at cost of \$750.00. Cardinal was directed to advise the vendor of the Board's decision.</p>	LANDSCAPE COMM.
<p>The Directors reviewed the homeowner reported irrigation vandalism. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting.</p>	IRRIGATION VANDALISM
<p>The Directors discussed posting Approved Vendors on the website. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting. Cardinal was directed to follow up with Jeff Gollin and check the website.</p>	WEBSITE COMM.
<p>There was no report from the Architectural Committee.</p>	ARCH.COMM.
<p>A Motion was duly made, seconded, and unanimously carried to ratify the approvals by the Maintenance Committee for the following proposals: the Animal Pest Management proposal for 7700 Youngdale; the Animal Pest Management proposal for 12651 Briarglen Unit A, the Water Saver proposal for the spa leak, and the Aquatrends proposal for the return line leak repair.</p>	MAINT. COMM.
<p>A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the June 28, 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 June 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 #CV1014410.</p>	LIEN RESOL. CV1014410
<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 #CV1014053.</p>	LIEN RESOL. CV1014053
<p>A Motion was duly made, seconded, and unanimously carried to table the 2023-2024 Reserve Study to the next Regular Meeting. Cardinal was directed to invite Reserve Analyst to a Special Meeting prior to the next Regular Meeting.</p>	2023-2024 RESERVE STUDY
<p>A Motion was duly made, seconded, and unanimously carried to table the 2023-2024 Budget discussion to the next Regular Meeting.</p>	BUDGET DISCUSSION

<p>The Directors reviewed the Patrol Contracts from Allied Universal, California Safety Agency, California Coastal Patrol, and OC Patrol. A Motion was duly made, seconded, and unanimously carried to deny the proposals from Allied Universal and California Safety Agency. A Motion was duly made and seconded to table the matter, Director Jones and Director Thomas opposed. A Motion was duly made, seconded, and carried to approve the O.C Patrol Contract with the stipulation that Cardinal verify the start date and set up a timeline before sending the termination notice to the current patrol company, Director Patterson opposed.</p>	PATROL CONTRACTS
<p>The Directors reviewed LED Law AB2208. Cardinal was directed to send a copy of AB2208 to Peak Lighting and inquire what impact this would have on the Association.</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 table the matter to the next Meeting.</p>	POOL FURNITURE
<p>The Directors reviewed the Patrol Complaints. It was noted that Cardinal had forwarded the complaints to the patrol company. No action required.</p>	PATROL COMPLAINTS
<p>The Directors reviewed the Roof Maintenance Proposals from Antis Roofing and Jim Murray Roofing. It was noted that Royal Roofing declined to bid. A Motion was duly made, seconded, and unanimously carried to table the matter. It was noted that the roof maintenance costs would be included in the 2024 Budget.</p>	ROOF MAINTEN.
<p>The Directors reviewed the FHA Review Proposal. A Motion was duly made, seconded, and unanimously carried to approve the FHA Review Proposal at a cost of \$795.00.</p>	FHA REVIEW
<p>The Directors reviewed the Partners Plumbing proposal for 7770 Youngdale. A Motion was duly made, seconded, and unanimously carried to table the proposal to the next Meeting.</p>	PARTNERS PLUMBING
<p>The Directors discussed plumbing permits. Cardinal was directed to obtain further clarification on the matter from Partners Plumbing. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting.</p>	PLUMBING PERMITS
<p>The Directors reviewed the notice from Personal Touch Cleaning. A Motion was duly made, seconded, and unanimously carried to approve sending a Violation Notice to the resident responsible for the human waste mess left in the pool restroom. The Board agreed to provide Cardinal with the owner's address.</p>	PERSONAL TOUCH
<p>The Directors reviewed the Mailbox Cleaning Proposal. A Motion was duly made, seconded, and carried to approve the proposal for a one-time mailbox cleaning at a cost of \$43.50 per hour, Director Montgomery abstained.</p>	MAILBOX CLEANING
<p>The Directors reviewed a proposal from Superior Roofing. A Motion was duly made, seconded, and unanimously carried to approve the Superior Roofing proposal for the roof repairs at 12620 Briarglen Unit A at a cost of \$1,900.00. The cost was to be charged to reserves.</p>	SUPERIOR ROOFING

The Directors reviewed the correspondence submitted by the owner of account CV1014179 regarding a request to waive the parking permit fee. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting. Cardinal was directed to advise the owner to submit the police report of the stolen vehicle.

H/O CORRES.  
CV1014179

The Directors reviewed the correspondence submitted by the owner of account CV1014974 regarding concerns about a neighbor. No action was required.

H/O CORRES.  
CV1014974

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

W/O REPORT

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

ANN. CAL.

The Directors reviewed and discussed the Pending Agenda Item list. It was noted that the following were pending carport storage repairs proposals, tree trimming proposals, additional mulch proposals, turf removal discussion, and deck proposals.

PENDING  
AGENDA  
ITEM LIST

There being no further business, the Regular Meeting was adjourned at 8:41 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 July 26, 2023, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marissa Patterson, Secretary

\_\_\_\_\_  
Date