

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 24, 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, July 24, 2024, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 894 7853 1298. The President, Michael Montgomery, called the Meeting to order at 6:35 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: Shirley Goodin
Katherine Green
Rhonda Insalaco
Adam Kholghy
Marisa Patterson
Laura Riney

The scheduled Hearing was held for the owner of account #CV1012144 for storing toys on the common area stairs. The owner was present to advise that the toys had been removed and will no longer be stored on the stairs. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to close the violation. Cardinal was directed to notify the owner of the Board's decision.

HEARING
CV1012144

The scheduled Hearing was held for the owner of account #CV1014538 for failure to replace a torn screen. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose no fine at this time and table the matter until a picture could be provided to the Board for review. Cardinal was directed to notify the owner of the Board's decision.

HEARING
CV1014538

The scheduled Hearing was held for the owner of account #CV1014043 for failure to trim the trees in the patio 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 \$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
CV1014043

The scheduled Hearing was held for the owner of account #CV1010347 for driving on the fresh slurry. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose a one-time fine in the amount of \$100.00 in accordance with the Association's Violation and Fine Policy. Director Thomas opposed. Cardinal was directed to notify the owner of the Board's decision and close the violation.

HEARING
CV1010347

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

HEARING
CV1011163

had been caused. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose no fine at this time and table the matter until the pictures could be provided to the Board for review. Cardinal was directed to notify the owner of the Board's decision.

The scheduled Hearing was held for the owner of account #CV1011277 for driving on the fresh slurry. The owner was present to advise the tenant received no notification of the slurry as paper notifications were not sent out. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose a one-time fine in the amount of \$100.00 in accordance with the Association's Violation and Fine Policy. Director Thomas opposed. Cardinal was directed to notify the owner of the Board's decision and close the violation.

HEARING
CV1011277

The scheduled Hearing was held for the owner of account #CV1026505 for driving on the fresh slurry. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose a one-time fine in the amount of \$100.00 in accordance with the Association's Violation and Fine Policy. Director Thomas and Jones opposed. Cardinal was directed to notify the owner of the Board's decision and close the violation.

HEARING
CV1026505

The Homeowner Forum was opened by the President, Michael Montgomery.

H/O FORUM

The owner of account CV1014614 was present to congratulate the new Board members on being elected to the Board.

H/O
CV1014614

The owner of account CV1014501 was present to request additional trimming of the Sycamore trees in the community and to advise she felt that the gutter vendor should not be paid as they did not complete the contracted work.

H/O
CV1014501

The owner of account CV1014023 was present to advise that she felt that the pool chair color choice was odd. She also advised she had reported two owners for driving on the fresh slurry and that it was inappropriate to not fine owners who do not follow the rules.

H/O
CV1014023

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

H/O FORUM
CLOSED

A Pool report was not provided however the Board reviewed a previously approved proposal for new pool furniture ordered by Director Montgomery. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to ratify the proposal in the amount of \$2,971.58.

POOL COMM.

The Board reviewed proposals for additional new pool furniture. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from Backyard Expressions for 15 armchairs in the amount of \$2,760.00. Cardinal was directed to notify the vendor of the Board's decision.

POOL
FURNITURE
PROPOSALS

The Directors reviewed the June Landscape Walk Report. No action was required.

LANDSCAPE
COMM.

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| <p>The Directors reviewed correspondence from Great Scott Tree Service regarding the Sycamore trees in the community noting the vendor would recommend trimming and removing the dead wood on the Sycamore trees. The current tree trimming schedule was reviewed also.</p> | GREAT SCOTT |
| <p>The Directors reviewed a proposal from Great Scott for the removal of six trees in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the proposal to the next meeting. Cardinal was directed to obtain a proposal for the removals from Las Flores Landscape and add the discussion to the next agenda.</p> | GREAT SCOTT PROPOSAL |
| <p>The Directors reviewed correspondence from the owner of account #CV1014501 volunteering for the Landscape Committee. The Board noted that the owner had expressed mobility concerns when previously volunteering. Cardinal was directed to send a letter to the owner to inquire if the owner could attend the scheduled 8:00 a.m. landscape walks and that mobility would not be an issue.</p> | LANDSCAPE COMMITTEE VOLUNTEER |
| <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. The Board reviewed the previously approved proposals. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to ratify a proposal from Las Flores Landscape for trenching in the amount \$1,267.00.</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 June 26, 2024 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 roll call was taken. The Motion carried to accept the June 2024 Financial Statement as presented, subject to audit.</p> | FINANCIAL REVIEW |
| <p>The Directors reviewed the current aging report. No action was required.</p> | AGING |
| <p>The Directors reviewed correspondence from the owner of account CV1010394 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 approve to waive the late fees in the amount of \$32.83. Cardinal was directed to notify the owner of the board's decision.</p> | FINE WAIVER REQUEST CV1010394 |
| <p>The 2024-2025 Draft Budget was reviewed and tabled to the next meeting. Cardinal was directed to send the most recent Reserve Study to the Board for review.</p> | BUDGET REVIEW |
| <p>It was noted that the Draft Reserve Study was pending from the vendor but that all updates had been sent by management. Cardinal was directed to follow up on a completion date.</p> | RESERVE STUDY |
| <p>The Board discussed the current deck repairs and replacements. Cardinal was directed to send a list of decks being completed under warranty and new deck replacements.</p> | DECKS |

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| <p>The Board reviewed proposals from PCW and B&C Welding for two stair repairs in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from B&C Welding in the amount of \$2,000.00. Cardinal was directed to notify the vendors of the Board's decision.</p> | STAIR REPAIR PROPOSALS |
| <p>The Board reviewed correspondence from O.C. Patrol regarding the late shift patrolling of the community.</p> | PATROL CORR. |
| <p>The Board reviewed proposals for skunk trapping in the community from Newport Exterminating and Animal Pest Management. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal from Animal Pest Management for 3-4 traps for five days at a cost of \$450.00. Cardinal was directed to notify the vendors of the Board's decision.</p> | SKUNK TRAPPING |
| <p>The Board reviewed proposals from Aquatrends for the replacement of the pool mastic at the pools in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the proposals to the fall season. Cardinal was directed to notify the vendor of the Board's decision.</p> | AQUATREND PROPOSALS MASTIC |
| <p>The Board reviewed a proposal from Aquatrends for the replacement of the emergency shut off signs in the pool areas. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the proposal. Cardinal was directed to notify the vendor of the Board's decision.</p> | AQUATREND PROPOSAL SIGNS |
| <p>The Board discussed a trip hazard near 12671 Briarglen Loop Unit N. Proposals from Concrete Hazard Solution and Great Scott Tree Service were reviewed to remedy the hazard. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the proposal from Concrete Hazard Solutions and approve the proposal from Great Scott Tree Service for the removal of the tree causing the concrete damage in the amount of \$1,050.00. Cardinal was directed to notify the vendors of the Board's decisions and obtain a proposal from PCW Contracting for the concrete repair.</p> | TRIP HAZARD REPAIR |
| <p>The Board reviewed a proposal from Partners Plumbing for a mainline repair at 7706 Westbrook. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal in the amount of \$7,463.79. Cardinal was directed to notify the vendor of the Board's decision.</p> | 7706 WESTBROOK MAINLINE |
| <p>The Board reviewed a proposal from Partners Plumbing for a mainline repair at 7701 Westbrook and preventative mainline repairs. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the repairs for 7703 Westbrook only at a cost of \$1,700.00. Cardinal was directed to notify the vendor of the Board's decision.</p> | 7701 WESTBROOK MAINLINE |
| <p>The Board reviewed a proposal from PCW Contracting for stair tread repairs in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$1,895.00. Cardinal was directed to notify the vendor of the Board's decision.</p> | PCW PROPOSAL STAIRS |

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| <p>The Board reviewed a proposal from PCW Contracting for the resealing of the deck at 7770 Youngdale Unit D. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the proposal noting a revised proposal was being obtained for the new deck system. Cardinal was directed to notify the vendor of the Board's decision.</p> | PCW PROPOSAL DECK |
| <p>The Board reviewed a proposal from Spectrum for Revenue Sharing Program. The Board denied the proposal. Cardinal was directed to notify the vendor of the Board's decision.</p> | SPECTRUM |
| <p>The Directors reviewed correspondence from the owner of account CV1014501 regarding rodent control in the community. No action was required.</p> | H/O CORR. CV1014501 |
| <p>The Directors reviewed correspondence from the owner of account CV1014501 regarding tree trimming in the community. No action was required.</p> | H/O CORR. CV1014501 |
| <p>The Directors reviewed correspondence from the owner of account CV1014525 regarding crows and skunks in the community. No action was required.</p> | H/O CORR. CV1014525 |
| <p>The Directors reviewed correspondence from the owner of account CV1021441 requesting a full-time attendant be placed at the south entry gate. The Board responded that the request was not financially feasible to the Association.</p> | H/O CORR. CV1021441 |
| <p>The Directors reviewed correspondence from the owner of account CV1025950 reporting patrol issues and guest procedures. The Board responded that management was addressing the issue with the patrol vendor.</p> | H/O CORR. CV1025950 |
| <p>The Directors reviewed the work order report. No action was required.</p> | W/O REPORT |
| <p>The next Board Meeting would be held on August 28, 2024.</p> | NEXT MEETING |
| <p>There being no further business, the Regular Meeting was adjourned at 8:30 p.m.</p> | ADJOURNED |
| <p>Submitted by Kaily Benenati, Senior Community Manager, CMCA</p> | SUBMITTED |
| <p>ATTEST:</p> | ATTEST |
| <p>_____ Michael Montgomery, President</p> | <p>_____ Date</p> |

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 July 24, 2024, as approved by the Board Members in attendance of the Meeting.

Amanda Frederick, Secretary

Date

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