

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 22, 2022

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, June 22, 2022, 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 6:34 p.m.

CALL TO
ORDER

Directors Present: Marisa Patterson
Jennifer Thomas
Berna Valenzuela

Directors Absent: Jeff Jones

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

Others Present: Rhonda Insalaco
Jacqueline Nguyen
George Gonzalez – Phoenix Patrol
Laurie Riney
Emily Ta

It was reported that the quorum of 25% had not been achieved to conduct the Third Calling of the Annual Meeting, as only 117 ballots had been received of the 124 ballots necessary to achieve the reduced quorum of twenty-five percent. It was announced that the Fourth Calling of the Annual Meeting would be held on July 27, 2022. Cardinal was directed to print new notices and have them posted up on the gates. Cardinal was also directed to include the No Quorum Resolution on the agenda for the next Meeting.

ANNUAL
MEETING

It was announced that the Board met in Executive Session after the May 25, 2022 Regular Meeting to discuss legal matters and approve the April 27, 2022 Executive Session Minutes.

EXEC. SESS.
ANOUN.

The scheduled Hearing was held for the owner with account CV1014227 for stored items. a Motion was duly made, seconded, and unanimously carried to table the Hearing to allow time to verify compliance.

HEARING H/O
CV1014227

The scheduled Hearing was held for the owner with account CV1010793 regarding the lights. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to fine the owner \$100.00 in accordance with the Association's Violation and Fine Policy, and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule another Hearing for the next Meeting.

HEARING H/O
CV1010793

The scheduled Hearing was held for the owner with account CV1011795 regarding the carport trash. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to fine the owner \$100.00 in accordance with the Association's Violation and Fine Policy, and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule another Hearing for the next Meeting.

HEARING H/O
CV1011795

The scheduled Hearing was held for the owner with account CV1014059 regarding the common area plants. A Motion was duly made, seconded, and unanimously carried to close the violation with no fine, as the plants had been removed.

HEARING H/O
CV1014059

The scheduled Hearing was held for the owner with account CV1014396 regarding a patio light. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to fine the owner \$100.00 in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to advise the owner of the Board's decision and schedule another Hearing.

HEARING H/O
CV1014396

The scheduled Hearing was held for the owner with account CV1014957 regarding a unit letter. A Motion was duly made, seconded, and unanimously carried to close the violation with no fine.

HEARING H/O
CV1014957

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner with account CV1014501 was present to advise that the certified arborist wanted to save the trees. The Board advised the owner that the item was on the Agenda. The owner requested copies of the arborists' reports, but the Board advised they were not available at that time.

H/O
CV1014501

The owner with account CV1021654 was present to thank the Board for the exterior lighting that was installed and for the painting project, they advised that the painters that were contracted had been very professional. The owner also advised the Board of their concern for certain plants to which they were allergic. Cardinal was directed to invite the landscape committee to review the plants in question.

H/O
CV1021654

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

H/O FORUM
CLOSED

George Gonzalez, a representative from Phoenix Patrol, was present to report on community patrol services.

PHOENIX
PATROL

There was no report from the Pool Committee.

POOL COMM.

The Directors reviewed proposals and discussed the June Landscape Walk report. Cardinal was directed to check on the installation of the bougainvillea that was approved to be installed along the front fence. A Motion was duly made, seconded, and unanimously carried to approve the contract increase from Las Flores for a total of \$12,125.00 per month, effective July 1, 2022. The Board also discussed the watering schedule and the Weather Trak irrigation controllers for watering every night.

LAND.
COMM.

The Directors discussed the arborist reports. It was noted that Cardinal had sent emails and called at 11 A.M. on June 22, 2022 for an update but the reports were still pending. Cardinal advised that they would be receiving the report from Chris Meador on Friday, June 24, 2022 and would forward it to the Board once received.

ARBORIST
REPORT

The Directors reviewed the proposals from Las Flores for both options of the removal of the coral tree on Scottsdale Circle as well as the trees near Ferndale and the dumpster #12. A Motion was duly made, seconded, and unanimously carried to table the proposals from Las Flores.

LAS FLORES

Cardinal was directed to request photos from all be provided with their proposals.

PICTURES

The Directors reviewed and discussed the dying trees. A Motion was duly made, seconded, and unanimously carried to approve the removal and stump grinding of the two diseased coral trees and the two dying alder trees upon receipt and verification from the certified arborist report, at a cost of \$3,900.00 for all trees.

LAS FLORES
DYING TREE
REMOVAL

There was no report from the Architectural Committee.

ARCH.COMM.

A Motion was duly made, seconded, and unanimously carried to ratify the maintenance Committee's approval of the proposal from Service First Restoration for the unit repairs at 12711 Rambling Brook at a cost of \$2,452.00.

MAINT.
COMM./
SERVICE
FIRST

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the May 25, 2022 Regular Meeting as presented.

APPROVAL
OF MIN.

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the May 2022 Financial Statement as presented, subject to audit.

FINANCIALS

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

AGING
REPORT

The Directors reviewed the revised entrance gate and maintenance proposal from Automated Gate. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Automated Gate for the new gates at a cost of \$58,276.00. The cost was to be charged to the reserves. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Automated Gate for the gate maintenance at a cost of \$350.00 for quarterly maintenance. Cardinal was directed to advise the vendor of the Board's decision.

ENTRANCE
GATES

Cardinal was directed to follow up with Peak Lighting on the remaining carport lights proposal previously requested.

CARPORT
LIGHTS

The Directors reviewed the proposals from B2R Consulting and SoCAI Structural to perform the elevated element inspections. A Motion was duly made, seconded, and unanimously carried to approve the proposal from B2R Consulting at a cost of \$73,790.00. The cost was to be charged to reserves. Cardinal was directed to advise all vendors of the Board's decision.

BALCONY
INSP.

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Partners Plumbing for the preventative maintenance water main replacement at 7708 and 7710 Rockybrook at a cost of \$4,362.92. The cost was to be charged to reserves. Cardinal was directed to advise the vendor of the Board's decision.

PARTNERS
PLUMBING

The Directors reviewed and discussed the annual termite treatment progress. Cardinal was directed to send out a broadcast email to all the homeowners asking them to schedule their attic inspections if they have not done so already, noting that the inspections only apply to upstairs units or two-story units. Additionally, Cardinal was directed to verify that all the addressed were included on the list.

ANNUAL
TERMITE
TREATMENT

The Directors discussed package delivery to owners/residents within the community. A Motion was duly made, seconded, and unanimously carried to advise Phoenix Patrol that the owners/residents would not be receiving a phone call from the gate attendants for deliveries made by the U.S. Post Office, FedEx, UPS, and Newspaper, but all other deliveries or visitors not on the owner's/resident's approved visitor list required a call to the owner/resident from the gate attendants.

PACKAGE
DELIVERY

The Directors reviewed and discussed the homeless persons onsite issue. It was noted that the Garden Grove Police Department advised that the gate attendants may call and report the homeless for trespassing to have them arrested.

HOMELESS
DISCUSSION

A Motion was duly made, seconded, and unanimously carried to approve the Board Resolution Re: Transfers.

BOARD RE
TRANSFERS

A Motion was duly made, seconded, and unanimously carried to approve the revised 2022 Annual Policy Statement. Cardinal was directed to send the notice to the membership.

2022 ANNUAL
POLICY
STATEMENT
SCE CHARGE
STATIONS

The Directors reviewed the Southern California Edison charging stations information. A Motion was duly made, seconded, and unanimously carried to table the topic for three months. Cardinal was directed to inquire about the usage fee and who was asking for the information.

Cardinal was directed to add Main Line Replacements on the agenda for the next Meeting. Cardinal was requested to obtain a report or reports from the Association's plumbers listing all main line repairs/replacements in the last ten years.

MAIN LINE
REPORT

The Directors reviewed the fine waiver request submitted by the owner with account CV1010780. It was noted that the violation was sent in error for the plant pot and that the pot did not belong to the owner or their tenant. A Motion was duly made, seconded, and carried to approve the owner's request for waiver of the \$100.00 fine. Director Patterson was opposed. Cardinal was also directed to advise the owner that if they were to receive a violation in error again to advise Cardinal.

H/O CORRES.
CV1010780

The Directors reviewed the fine waiver request submitted by the owner with account CV1011010. It was noted that the owners tenant had removed the item from the fence. A Motion was duly made, seconded, and carried to approve the owner's request for waiver of the \$100.00 fine. Director Patterson was opposed.

H/O CORRES.
CV1011010

The Directors reviewed the fine waiver request submitted by the owner with account CV1011267. It was noted that the item in question was removed on February 16, 2022 and the first courtesy letter was sent in October 2021. A Motion was duly made, seconded, and carried to approve the owner's request for waiver of the \$100.00 fine. Director Patterson was opposed.

H/O CORRES.
CV1011267

The Directors reviewed the fee waiver request submitted by the owner with account CV1014290 for the returned check fee. A Motion was duly made, seconded, and carried to approve the owner's request for waiver of the \$25.00 fee. Director Patterson was opposed.

H/O CORRES.
CV1014290

The Directors reviewed the correspondence from the owner with account CV1021654 regarding their plant material removal request. Cardinal was directed to advise the owner that the Board needed additional information, such as pictures of the plants, and supporting documents including a doctor's note. It was noted that upon receipt of the requested information the item would be added to the next Meeting agenda.

H/O CORRES.
CV1021654

The Directors reviewed the correspondence from the owner with account CV1022873 regarding the homeless in the townhouse pool area. Cardinal was directed to send a notice to the owners to not let anyone into the pool that did not have a key and to be aware of people trying to follow them through the gate.

H/O CORRES.
CV1022873

Cardinal was directed to ask Automated Access if there was anything that could be done to stop vehicles from following vehicles through the gate, such as limited gate opening to allow only one vehicle at a time.

GATE
ACCESS

It was suggested that signs be made for the south gate stating "Resident Entrance Only. All Guests Must Enter through the North Gate/Main Entrance."

H/O CORRES.
CV1014501

The Directors reviewed the correspondences from the owner with account CV1014501. A Motion was duly made, seconded, and unanimously carried to deny the owners' request to have the Board Meeting Agendas emailed to the owners every month, as the agendas were available for review on the Association's website and on the Homeowner Portal. A Motion was duly made, seconded, and unanimously carried to deny the owners' request to implement Detex checkpoint systems. Cardinal was directed to thank the owner for bringing all their issues to the Board's attention and that the Board would follow up on the matters. Cardinal was also directed to address the owners landscaping concerns with Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to send the owner's special accommodation request to install handrails on the stairs and the handicap parking request to the Association's legal counsel for legal advice. Additionally, Cardinal was directed to advise the owner that Phoenix Patrol was requested to lock up the pool areas upon closing time.

The Directors reviewed the work order and site inspection reports. No action was necessary.

W/O AND SI
REPORTS

There being no further business, the Meeting was adjourned to Executive Session at 8:16 p.m.

ADJOURNED

Submitted by Theresa Hirschman, CMCA, AMS, PCAM, Senior Account 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 June 22, 2022, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date

