

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 26, 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, June 26, 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: Phillip Dinh
 Teresa Dyer
 Rhonda Insalaco
 Marisa Patterson
 Judit Pocsai
 Laura Riney
 Matthew Sandoval

The scheduled Hearing was held for the owner of account #CV1014043 for failure to trim the patio tree below the roof line. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was carried to impose a fine in the amount of \$50.00 in accordance with the Association's Violation and Fine Policy. Cardinal was directed to notify the owner of the Board's decision.

HEARING
CV1014043

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, but advised he was actively looking for a window cleaner. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to impose no fine at this time and note that if the windows were cleaned by the July Board Meeting the violation would be closed and fines in the amount of \$300.00 would be waived. Cardinal was directed to notify the owner of the Board's decision.

HEARING
CV1014022

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

H/O FORUM

The owner of account CV1015040 was present to inquire about the tree removals noted on the agenda.

H/O
CV1015040

The owner of account CV1014661 was present to request additional information on the Rule regarding the pea gravel that needed to be added to all outdoor plants. Cardinal explained the new rule to the owner.

H/O
CV1014661

The owner of account CV1014501 was present to request that additional vendors were

H/O

consulted on the tree removals in the community.	CV1014501
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.	POOL COMM.
The Directors reviewed the June Landscape Walk Report. No action was required.	LANDSCAPE COMM.
The Directors reviewed a proposal from Great Scott for the removal of dead or declining trees in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was carried to approve the removal of one alder tree in the amount of \$695.00. Cardinal was directed to notify the vendor of the Board's decision.	GREAT SCOTT
No report was provided from the Website Committee.	WEBSITE COMM.
The Board reviewed the May Architectural Report. No action was required.	ARCH.COMM.
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 proposals from Partners Plumbing in the amount of \$1,707.00 and Las Flores Landscape in the amount of \$1,267.00.	MAINT. COMM.
A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Minutes of the May 22, 2024 Regular Meeting as presented. Directors Frederick S. Montgomery abstained.	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 May 2024 Financial Statement as presented, subject to audit.	FINANCIAL REVIEW
The Directors reviewed the current aging report. No action was required.	AGING
The Directors reviewed and discussed the 2025 Budget Worksheet. It was determined that a separate Budget Meeting would be scheduled, and Directors Thomas, M. Montgomery, and Frederick would be in attendance. The Meeting was to be scheduled after the Regular July Board Meeting by management.	BUDGET WORKSHEET
The Directors reviewed correspondence from the owner of account CV1021335 requesting all late fees and interest be waived. A Motion was duly made to deny the request. No Second was provided, and the Motion was not carried. A Motion was then duly made, seconded, and a roll call vote was taken. The Motion carried to approve the late fees to be waived with the stipulation that the account was made current by the July assessment due date. Cardinal was directed to notify the owner of the Board's decision.	FINE WAIVER REQUEST CV1021335
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.	RESERVE STUDY

<p>The Board discussed the upcoming slurry seal project noting the additional parking had been arranged and notices had gone out to the community with a map and dates. Additionally, it was noted that the information had been posted on all bulletins boards in the community and at the guard shack.</p>	SLURRY SEAL DISCUSSION
<p>The Directors reviewed two proposals for stair repairs at 7701 Lansdale and 12619 Lansdale. A Motion was duly made, seconded, and a roll call was taken. The Motion carried to table the proposals to the next meeting so that additional proposals could be obtained. Cardinal was directed to obtain additional proposals.</p>	PCW PROPOSALS
<p>The Directors discussed giving a gift to the previous Board members to acknowledge their time and work on the Board. It was determined that a card would be provided thanking the Board members for their service.</p>	BOARD GIFT
<p>The Directors discussed the patrol company practices and procedures. It was noted that management had requested the evening patrol logs and they were pending at this time. The Board requested that management advise OC Patrol that the patrol reports were not being received in a timely manner and that they needed to be sent daily and in real time.</p>	PATROL DISCUSSION
<p>The Directors discussed two proposals from Newport Exterminating for rodent bait stations to be placed in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the proposals. Director Thomas opposed. Cardinal was directed to notify the vendor of the Board's decision.</p>	PEST CONTROL
<p>The Directors reviewed a proposal from Cardinal Property Management for the filing of the Corporate Transparency Act questionnaire. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposal at a cost of \$350.00 for the initial filing and \$250.00 for all subsequent filings to be completed by Cardinal Property Management.</p>	CTA APPROVAL
<p>The Directors reviewed correspondence from the owner of account CV1014501 regarding the vendor who cleaned the gutters in the community. Management was directed to contact the vendor and negotiate a discount due to issues with the project. There was additional correspondence from the owner regarding vendors and no action was required.</p>	H/O CORR. CV1014501
<p>The Directors reviewed correspondence from the owner of account CV1014022 advising him that he had hit the exit gate but felt that there was no damage and requested to not pay the assessed fee. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the request noting the gate had been damaged.</p>	H/O CORR. CV1014022
<p>The Directors reviewed correspondence from the owner of account CV10114568 requesting that a site walk be conducted to review all trees planted in the ground as not in a pot. The Board advised management to advise the owner the trees would be reviewed at the weekly site inspections.</p>	H/O CORR. CV1014568
<p>The Directors reviewed the work order report. No action was required.</p>	W/O REPORT

The next Board Meeting would be held on July 24, 2024.

There being no further business, the Regular Meeting was adjourned at 7:50 p.m.

Submitted by Kaily Benenati, Senior Community Manager, CMCA

ATTEST:

Michael Montgomery, President

Date

SECRETARY CERTIFICATION

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 June 26, 2024, as approved by the Board Members in attendance of the Meeting.

Amanda Frederick, Secretary

Date

NEXT
MEETING

ADJOURNED

SUBMITTED

ATTEST

SECRETARY
CERT.

