

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 27, 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 27, 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 Berna Valenzuela
Directors Absent:	None
Representing Cardinal:	Kaily Benenati, Senior Community Manager, CMCA April Dana, Community Manager
Others Present:	Teresa Dyer Rhonda Insalaco Cheryl Velazquez

The scheduled Hearing was held for the owner of account #CV1020807 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 not carried to impose a fine and to call the owner to another Hearing noting that the Board had requested pictures for review prior to a decision. A Motion was duly made, seconded, and roll call was taken. The Motion carried to table the matter to the next Board Meeting so a picture could be provided for review.

HEARING
CV1020807

The scheduled Hearing was held for the owner of account #CV1022810 for a noise nuisance. The owner was not present, but Cardinal reported that no new noise nuisance reports had been reported. A Motion was duly made, seconded, and a roll call vote was taken. The Motion was carried to close the violation. Cardinal was directed to notify the owner of the Board's decision.

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, and Cardinal reported there had been no response from the owner. 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
CV1014022

The Homeowner Forum was opened by the President, Berna Valenzuela.

H/O FORUM

The owner of account CV1015040 was present to request an update on the treatment of the Sycamore trees in the community. Cardinal advised a proposal had been received and was being reviewed for a decision.

H/O
CV1015040

The owner of account CV1014501 was present to advise she was hopeful the treatment proposal for the Sycamore trees was approved. She also requested an update on when the

H/O
CV1014501

irrigation drain screens installations would be completed and when the rain gutter cleaning would be scheduled. Cardinal advised management was working on both items.

The owner of account CV1012562 was present to report that the organic waste trash bins were not being used by the residents in the community and that more education was needed. She also advised the organic trash bins were not being picked up regularly by the trash vendor. Cardinal was directed to follow up with the vendor.

H/O
CV1012562

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 February Landscape Walk Report noting there were two items for review and action. A Motion was duly made, and a roll call vote was taken. The Motion carried to approve item #6 for atrium drains at a cost of \$57.60 and item #7 for a drain connection at a cost of \$110.00. Cardinal was directed to notify the vendor of the Board's decision.

LANDSCAPE
COMM.

The Directors reviewed two proposals from Las Flores Landscape. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve proposal #8004 for a root barrier installation near 12640 Briarglen Loop Unit M at a cost of \$236.81 and proposal #8009 for a root barrier installation near 7710 Rockybrook at a cost of \$510.00. Cardinal was directed to notify the vendor of the Board's decision.

LAS FLORES
PROPOSALS

No report was provided from the Website Committee.

WEBSITE
COMM.

The Board reviewed an architectural application from the owner of account CV1014378 for the installation of an unapproved light on the fascia above the balcony area. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the architectural application and advise the owner she had 30 days to remove the light or an association vendor would be hired to remove the light and the cost would be assessed to the homeowner's account. Cardinal was directed to advise the owner of the Board's decision.

ARCH.COMM.

No report was provided from the Maintenance Committee.

MAINT.
COMM.

A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Minutes of the February 28, 2024 Executive Session as presented.

APPROVAL
OF MIN.

A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Minutes of the February 28, 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 February 2024 Financial Statement as presented, subject to audit.

FINANCIAL
REVIEW

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

AGING

<p>The Directors reviewed a Resolution to Record a Lien for account #CV1014548. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Resolution to Record a Lien for account CV1014548. Cardinal was directed to advise accounting of the Board's decision.</p>	LIEN CV1014548
<p>The Directors reviewed a Resolution to Record a Lien for account #CV1021335. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Resolution to Record a Lien for account CV1021335. Cardinal was directed to advise accounting of the Board's decision.</p>	LIEN CV1021335
<p>The Directors reviewed proposals for monthly pool service. It was determined the Association would stay with the current pool service vendor Aquatrends. No action was required.</p>	POOL SERVICE
<p>The Directors reviewed proposals from Aquatrends for the replacement of the drains in the center and north pools. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the proposals without the acid wash option at a cost of \$5,571.76 for both replacements. Cardinal was directed to advise the vendor of the Board's decision.</p>	POOL DRAIN PROPOSALS
<p>The Directors reviewed a proposal from PCW Contracting for a patio concrete repair at 12705 Northbrook. It was noted that the Board had reviewed the patio concrete prior to the meeting. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve option one for partial concrete replacement at a cost of \$3,620.00 noting that the owner had the option to pay the difference if she chose to have a full replacement completed. Cardinal was directed to notify the owner of the Board's decision.</p>	PCW CONCRETE PROPOSAL
<p>The Directors discussed the upcoming slurry seal for the community and reviewed a proposal from JB Bostick for a repair to a sunken trench area. It was noted the Board wanted the slurry completed in small sections due to parking constraints. Cardinal was directed to check on additional parking with the City of Stanton. The proposal for the sunken trench area was discussed noting the Board felt that the previous vendor who completed the repair should be responsible for the current repair. Cardinal was directed to reach out to the vendor who completed the original repair and advise them of the failure.</p>	SLURRY PROJECT & TRENCH PROPOSAL
<p>The Directors reviewed the annual termite treatment proposal from American West. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the annual termite treatment contract from America West at a cost of \$12,000.00. Cardinal was directed to notify the vendor of the Board's decision.</p>	ANNUAL TERMITE CONTRACT
<p>The Directors reviewed proposals from Gutter Guru, Roofing Standards, and PCW Contracting for carport rain gutter cleaning. It was noted that Vector Control was directing the Association to complete the work due to a report from a homeowner. A Motion was duly made, seconded, and a roll call vote was taken. The Motion did not carry to approve the Gutter Guru proposal. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the proposal to the next meeting noting that Cardinal was to confirm with Vector Control that the gutter cleaning was required.</p>	CARPORT GUTTER CLEANING PROPOSALS

The Directors discussed the Organic Waste containers in the community and reviewed a proposal from CR&R for additional pick-up service. The Board determined no additional service was needed.

ORGANIC
WASTE

The Directors reviewed information from Cardinal Property Management regarding the Corporate Transparency Act that went into effect on January 1, 2024, which requires an annual filing of Beneficial Owner Information. It was also noted that CAI was working diligently to exempt and/or delay community associations from the annual filing requirements. Cardinal advised they would update the Board on any changes upon receipt of latest information.

CORPORATE
TRANSPAR-
ENCY ACT

The Directors reviewed a proposal from OC Patrol for an upgraded DVR camera system and the installation of a spike strip at the entry gate. The Board denied the proposal.

OC PATROL
PROPOSALS

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

W/O REPORT

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

NEXT
MEETING

There being no further business, the Regular Meeting was adjourned at 7:27 p.m.

ADJOURNED

Submitted by Kaily Benenati, Senior Community Manager, CMCA

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 March 27, 2024, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

