

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 25, 2022

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, May 25, 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 6:30 p.m.

CALL TO
ORDER

Directors Present: Jeff Jones
 Marisa Patterson
 Jennifer Thomas
 Berna Valenzuela

Directors Absent: None

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

Others Present: Rhonda Insalaco
 Justin Koch – Ross Construction Management
 Mayela Ramirez – Phoenix Patrol
 Brandon Reddick – Ross Construction Management
 Laurie Riney
 Dana Robertson – SCE
 Sitha Sung
 Connie Terrell
 Christine Toler

It was reported that the quorum of 51% had not been achieved to conduct the Second 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 Third Calling of the Annual Meeting would be held June 22, 2022. Cardinal was directed to leave the notice up that had been posted and to send another broadcast email about the Annual Meeting.

ANNUAL
MEETING

It was announced that the Board met in Executive Session after the April 27, 2022 Regular Meeting to discuss legal matters and approve the March 23, 2022 Executive Session Minutes.

EXEC. SESS.
ANOUN.

Dana Robertson was present from Southern California Edison to present information on charging station installations that would be at no cost to the Association and would also give a rebate. It was noted the charging stations would need to be operational for 10 years and a notarized easement would need to be signed. It was encouraged by Ms. Robertson to have the Association's attorney review the agreement.

CHARGING
STATIONS

The scheduled Hearing was held for the owner with account CV1010495 for a torn screen. 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 \$300.00 in accordance with the

HEARING
H/O
CV1010495

Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

The scheduled Hearing was held for the owner with account CV1010780 regarding a vase. 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
CV1010780

The scheduled Hearing was held for the owner with account CV1011010 regarding fence décor. 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
CV1011010

The scheduled Hearing was held for the owner with account CV1011751 regarding patio storage. The owner was not present. As the violation had been corrected, Cardinal was directed to close the violation and advise the owner of the Board's decision.

HEARING H/O
CV1011751

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 \$200.00 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. The owner was present and stated the unit letter had been installed in the current location since 2013. The Board advised the owner that for safety concerns the unit letter should be visible, and that they would review the governing documents regarding the unit letter. A Motion was duly made, seconded, and unanimously carried to table the Hearing.

HEARING H/O
CV1014957

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner with account CV1014501 was present to discuss the certified arborist report that was emailed to Cardinal. The owner explained what was on the report and encouraged the Board to review it prior to deciding regarding the trees.

H/O
CV1014501

The owner with account CV1014573 was present to advise the Board they were concerned about the tree removals.

H/O
CV1014573

The owner with account CV1014527 was present to advise the Board they were thinking about adding a third bedroom to their unit but needed to remove their fireplace. The Directors advised the owner they may have to have a window and encouraged the owner to check with the City of Stanton. Cardinal was directed to research documents, CC&R's, and Architectural Guidelines.

H/O
CV1014527

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

H/O FORUM
CLOSED

Mayela Ramirez, a representative from Phoenix Patrol, was present to report on community issues with transients, and advised they would be changing hours to keep an eye in the problem areas.

PHOENIX
PATROL

There was no report from the Pool Committee.

POOL COMM.

The Directors reviewed proposals and discussed the May Landscape Walk report. The Directors discussed water restrictions and possible removal of grass, and if water restrictions were put in place the membership needed to be notified. It was noted there were two trees removed near the main entrance; Cardinal was directed to advise Las Flores that the stumps still needed to be removed and request that Las Flores provide recommendations for new material to put in the place of the removed trees.

LAND.
COMM.

The Directors discussed the architectural application and response from the owner of account #CV1010785 on was duly made, seconded, and unanimously carried to table review of the response to Executive Session.

ARCH.
COMM.

The Directors reviewed multiple proposals from Partners Plumbing that had been approved by the Maintenance Committee. A Motion was duly made, seconded, and unanimously carried to ratify the approval of the following proposals: for the water main repair at 7712 Rockybrook Way, the water main repair at 12615 Briarglen Loop Unit K, the slab leak repair at 12711 Rambling Brook and the water main repair at 12635 Briarglen Loop Unit H-N.

MAINT.
COMM.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the April 27, 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 April 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 and discussed the Project Manager Reports. Justin Kock and Brandon Reddick were present for the discussion. Mr. Kock provided an update on the wood repair and painting project, discussed the koi pond at 7720 Rambling Brook, and advised that Pilot Painting would be repainting the doors at the South pool that were displaying signs of rust. The Directors requested a cost to change out the door(s) showing signs of rust, for a more permanent solution and asked about the missing address numbers on the town home side.

PROJECT
MANAGER
REPORTS

The Directors reviewed the revised entrance gate and maintenance proposal from Automated Access. It was noted the revised gate proposal had been corrected, however the Board felt it did not add up. A Motion was duly made, seconded, and unanimously carried to table further discussion of the proposals. Cardinal was directed to advise the contractor of the Board's concerns and to obtain additional proposals.

ENTRANCE
GATES

It was noted that proposals had been requested from SoCal Structural, B2R Consulting and Southern Cross for inspection of the elevated elements. As only So Cal Structural had submitted a proposal, a Motion was duly made, seconded, and unanimously carried to table this matter to the next Meeting. Cardinal was directed to follow up on the requested proposals. the proposals for balcony inspections.

BALCONY
INSP.

The Directors reviewed the proposal from PCW for water damage repairs at 7703 Elmdale. A Motion was duly made, seconded, and unanimously carried to approve the proposal, at a cost of \$1,720.00. Cardinal was directed to advise the vendor and the unit owner of the Board's decision.

7703
ELMDALE

The Directors reviewed the proposal from Service First Restoration to paint the ceiling at 7770 Youngdale Unit D. Cardinal was directed to obtain a proposal from PCW Contracting. A Motion was duly made, seconded, and unanimously carried to approve the lowest proposal.

7770
YOUNGDALE
UNIT D

The Directors had discussion regarding carport lights. Cardinal was directed to ask Steven Peak of Peak Lighting what carports had already had the new light fixture installed, what carport light fixtures still needed to be done, and how much of a price break could be offered to complete the remaining carport lights.

CARPOT
LIGHTS

The Directors reviewed the CC&R Amendment drafted by the Association's attorney in regard to AB3182. A Motion was duly made, seconded, and unanimously carried to approve the proposed AB3182 CC&R Amendment. Cardinal was directed to advise the Association's attorney and inquire on what the next steps were.

AB 3182
AMENDMENT

The Directors reviewed and discussed the Stanton Outreach Strategy. No action was required.

STANTON
OUTREACH

The Directors reviewed the correspondence from the owner with account CV1014476 regarding chemical follow up. It was noted the Board was obtaining additional information. Cardinal was directed to request that Las Flores Landscape and Newport Exterminating provide a notification list to be posted. Cardinal was also directed to advise the owner that the Board was in the process of obtaining additional information regarding this matter.

H/O CORRES.
CV1014476

The Directors reviewed the correspondence from the owner with account CV1010369 requesting a waiver. It was noted it was the owners' second request. A Motion was duly made, seconded, and unanimously carried to deny the owner's request again. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1010369

The Directors reviewed the correspondence from the owner with account CV1012821 requesting reimbursement. A Motion was duly made, seconded, and unanimously carried to approve the owners' request for reimbursement in the amount of \$286.96. Cardinal was directed to request reimbursement from Phoenix Patrol and advise the owner of the Board's decision.

H/O CORRES.
CV1012821

The Directors reviewed the correspondence from the owner with account CV1014506 regarding a pool key. A Motion was duly made, seconded, and unanimously carried to approve the owner's request, to mail the pool key via certified mail – signature required, however the owner was to be advised of the cost and had to agree to pay the cost before mailing the pool key to the owner. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1014506

The Directors reviewed the correspondence from the owner with account CV1014580 requesting a decal fee waiver. A Motion was duly made, seconded, and unanimously carried to deny the owner's request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1014580

The Directors reviewed the correspondence from the owner with account CV1014523 regarding the tree removals and replacement. Cardinal was directed to advise the owner the Board was looking into replacement options.

H/O CORRES.
CV1014523

The Directors reviewed the correspondence from the owner with account CV1014629 requesting reimbursement. A Motion was duly made, seconded, and unanimously carried to approve the owner's request for reimbursement, with the stipulation Cardinal request the Association's attorney draft a letter for release of liability. Cardinal was directed to ask the attorney if there was a generic release of liability letter that could be used in the future. Cardinal was directed to advise the owner of the Board's decision after receiving the release of liability letter from the Association's attorney.

H/O CORRES.
CV1014629

The Directors reviewed the correspondence from the owner with account CV1014974 regarding a neighbor complaint. A Motion was duly made, seconded, and unanimously carried to table further discussion of the issue and advise the owner the Board was looking into the issue. Cardinal was directed to send a letter to the offending owner and ask if a dog door had been installed.

H/O CORRES.
CV1014974

The Directors reviewed the correspondence from the owner with account CV1015011 regarding a neighbor complaint. A Motion was duly made, seconded, and unanimously carried to send a cease and desist letter to the offending party. Cardinal was directed to thank the owner for their correspondence.

H/O CORRES.
CV1015011

The Directors reviewed the correspondence from the owner with account CV1011420. No action was necessary.

H/O CORRES.
CV1011420

The Directors reviewed the document request, Meeting Minute comments and realtor discussion, from the owner with account CV1014501. It was noted further discussion would be held in Executive Session.

H/O CORRES.
CV1014501

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 8:14 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 May 25, 2022, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date