

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 24, 2023

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, May 24, 2023, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 991-5288-7456. The President, Berna Valenzuela, called the Meeting to order at 6:32 p.m.

CALL TO
ORDER

Directors Present: Jeff Jones
Jennifer Thomas (Arrived at 6:36 p.m.)
Michael Montgomery
Marisa Patterson
Berna Valenzuela

Directors Absent: None

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

Others Present: Teresa Dyer
Ken Fredrickson
Ian Gleghorn, Tree Pros
Lisa Glenn
Lauren Gutierrez
Rhonda Insalaco
Deborah Rabalais
Laura Rinney

Ian Gleghorn from Tree Pros was present to discuss the tree trimming proposal with the Board and advised he would provide company information for Board review. Mr. Gleghorn advised that the tree trimmings could be ground into a fine mulch and distributed throughout the community.

TREE PROS

The scheduled Hearing was held for the owner of account #CV1014354 regarding an invoice assessment. The owner was not present. A Motion was duly made, seconded, and unanimously carried to assess the owner's account the Partners Plumbing cost of \$350.00, the Enviro Diagnostics cost of \$525.00, and the cost for the drywall repair when received. Cardinal was directed to advise the owner of the Board's decision.

HEARING
#CV1014354

The scheduled Hearing was held for the owner of account #CV1010495 regarding a screen repair violation. The owner was not present and had not responded to the violation. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously 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 advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING
#CV1010495

The scheduled Hearing was held for the owner of account #CV1014093 regarding a window violation. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was directed to advise the owner of the Board's decision.

HEARING
#CV1014093

<p>The scheduled Hearing was held for the owner of account #CV1022810 regarding a noise nuisance violation. The owner was not present. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance. The Directors reviewed the owner correspondence reporting the noise violation. Cardinal was directed to thank the owner for their correspondence and to advise the owner if another noise violation was reported the owner would be called to another Hearing.</p>	HEARING #CV1022810
<p>The scheduled Hearing was held for the owner of account #CV1024321 regarding a smoking violation. The owner was not present. It was noted neighbors had reported the violation on March 22, 2023, April 6, 2023, April 12, 2023, April 24, 2023, and May 8, 2023. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose an additional fine in the amount of \$100.00, in accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.</p>	HEARING #CV1024321
<p>Director Valenzuela opened the Homeowner Forum.</p>	H/O FORUM
<p>The owner of account CV1014614 was present express concerns with the gate attendants allowing unannounced people in, attendants not being in the shack, and confusion on May 22, 2023 at 8:30 a.m. when the owner tried to advise the attendant a contractor was coming.</p>	H/O CV1014614
<p>The owner of account CV1015040 was present to hear the discussion on the tree trimming proposals from Great Scott and Tree Pros, to give their opinion on the proposals, and to ensure the Board took the tree cycles and what the arborists said into consideration.</p>	H/O CV1015040
<p>The owner of account CV1012544 was present to report issues with the gate attendants not being in their shack and the lights being out at 4:30 a.m.</p>	H/O CV1012544
<p>The owner of account CV1014501 was present to discuss concerns with the Great Scott tree trimming proposal and to discuss an incident with the gate attendant and the police report on file.</p>	H/O CV1014501
<p>The owner of account CV1021441 was present to express concerns with a homeless person in the community, attendants not allowed to call police, attendants patrol riding on scooters, attendants not stopping anyone at the gate, too many crows, and no parking within the community.</p>	H/O CV1021441
<p>The owner of account CV1014179 was present to discuss the gate attendants letting anyone in the community.</p>	H/O CV1014179
<p>As there were no other owners who wished to address the Board, the Homeowner Forum was closed.</p>	H/O FORUM CLOSED
<p>There was no report from the Pool Committee.</p>	POOL COMM.

The Directors reviewed multiple proposals from Las Flores. A Motion was duly made, and seconded to approve proposal #7734 for mulch installation. Directors Montgomery, Patterson, and Valenzuela were opposed. Therefore, the Motion failed. Cardinal was directed to request additional bids from different vendors and request a revised proposal from Las Flores to include the entire complex. A Motion was duly made, seconded, and unanimously carried to table proposal #7875 for plant installation and the proposal for a turf removal project to the next Regular Meeting. Cardinal was directed to request a proposal to replace the alder tree that was removed at 12705 Northbrook.

LANDSCAPE
COMM.

There was no report from the Website Committee.

WEBSITE
COMM.

There was no report from the Architectural Committee.

ARCH.COMM.

A Motion was duly made, seconded, and unanimously carried to ratify the approvals by the Maintenance Committee for the following proposals: the PCW proposal for termite damage repairs at 7720 Riverdale Unit M. at a cost of \$1,260.00; PCW proposal for carport ceiling repairs at 7736 Ferndale at a cost of \$1,120.00; PCW proposal for moisture barrier and siding repairs at 12635 Briarglen at a cost of \$3,280.00; and the DePinho Roofing proposal for roof repairs at 7778 Glendale at a cost of \$2,486.00.

MAINT.
COMM.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the April 26, 2023 Regular Meeting as amended.

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 2023 Financial Statement as presented, subject to audit.

FINANCIAL
REVIEW

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

AGING
REPORT

The Directors discussed the patrol service increase and reviewed the Budget Worksheet, with an annual increase of \$47,000.00 at approximately a cost of an \$8.00 increase per unit/per month.

BUDGET
WORKSHEET

The Directors discussed the issues with the post orders from the patrol service. Director Montgomery suggested changing the times at the south guard shack. It was noted a patrol proposal meeting was scheduled for Wednesday, May 31, 2023 at 9:00 a.m. Cardinal was directed to forward the patrol proposals and the meeting information to the Board.

PATROL
DISCUSSION

A Motion was duly made, seconded, and unanimously carried to approve the PCW proposal for deck repairs at 7776 Ramsdale at a cost of \$5,145.00 to be charged to reserves. Cardinal was directed to prepare a spreadsheet of the balcony repairs already completed and using the B2R report to note what repairs were done that were noted on the report and when they were completed.

PCW
7776
RAMSDALE

The Directors reviewed the PCW proposal for an owner's request to extend a handrail at 7778 Cleardale at a cost of \$3,735.00. A Motion was duly made, seconded, and unanimously carried that if the owner agreed to pay for the installation the proposal was approved. Cardinal was directed to advise the owner of the Board's decision and if the owner agreed to pay for the work, then advise PCW.

PCW
7778
CLEARDALE

The Directors reviewed and tabled the PCW proposal for community carport repairs. Cardinal was directed to request additional bids.

CARPORT
REPAIRS

The Directors discussed the request from Precision Concrete to conduct a concrete inspection in the community. A Motion was duly made, seconded, and unanimously carried to deny the request at this time.

CONCRETE
INSPECT.

The Directors reviewed a proposal from Personal Touch to power wash a trash enclosure. A Motion was duly made, seconded, and unanimously carried to table the proposal to the next Regular Meeting. Cardinal was directed to request a revised proposal to include all the trash enclosures.

POWER
WASH
TRASH ENC.

The Directors reviewed the correspondence regarding a request to clean the roof tile. A Motion was duly made, seconded and unanimously carried to deny the request. Cardinal was directed to advise the vendor of the Board's decision. Additionally, Cardinal was directed to advise the owner of the vendor's comments regarding cleaning of the roof tiles.

ROOF TILE
CLEANING

A Motion was duly made, seconded, and carried to approve the Las Flores Landscape proposal to power wash the sidewalk to remove crow droppings from all areas, to be done monthly at a cost not to exceed \$200.00. Director Valenzuela was opposed. Cardinal was directed to advise the vendor of the Board's decision.

POWER
WASH
SIDEWALK

The Directors reviewed the correspondence submitted by the owner of account CV1010382 regarding secondhand smoke. No action was required as the owner was called to a Hearing.

H/O CORRES.
CV1010382

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding an election question. No action was required as it was reported Cardinal was following all the Annual Meeting laws for the election process.

H/O CORRES.
CV1014501

The Directors reviewed the correspondence submitted by the owner of account CV1019546 regarding a camera request. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1019546

The Directors reviewed the correspondence submitted by the owner of account CV1021715 regarding a request for a fee refund. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1021715

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

WORK ORD.

The Directors reviewed the Annual Calendar. No action was necessary.

CALENDAR

The Directors reviewed and discussed the Pending Agenda Item list. It was noted the following were pending: 2023-2024 Reserve Study was pending approval as the reserve line items were being reviewed, the project manager proposals, the tree trimming proposals, and the landscape consultation.

PENDING
AGENDA
ITEM LIST

There being no further business, the Regular Meeting was adjourned at 7:42 p.m. to the reconvened Annual Meeting.

ADJOURNED

Submitted by Theresa Hirschman, CMCA, AMS, PCAM, Senior Community Manage

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 May 24, 2023, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date