

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 22, 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, May 22, 2024, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 894 7853 1298. The President, Berna Valenzuela, called the Meeting to order at 6:32 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
Others Present:	Rhonda Insalaco Stephan Montgomery Laura Riney Sarah Solarez

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 carried to close the violation noting the homeowner would be requested to conduct additional trimming. Directors Patterson and Valenzuela opposed. Cardinal was directed to notify the owner of the Board's decision

HEARING  
CV1020807

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 \$500.00 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 CV1014974 was present to request that the Chinese Elm tree near her home be trimmed and that she had seen rodents near her building.

H/O  
CV1014974

The owner of account CV1014614 was present to report concerns about the trash pick-up and the inconsistent pick up by CR&R.

H/O  
CV1014342

The owner of account CV1014501 was present to report concerns about the trash pick-up, the gutter cleaning, and request an update on the Sycamore trees treatment.

H/O  
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.

<p>The Directors reviewed the May Landscape Walk Reports. No action was required.</p> <p>No report was provided from the Website Committee.</p>	LANDSCAPE COMM. WEBSITE COMM. ARCH.COMM.
<p>The Board reviewed the May Architectural Report. No action was required.</p> <p>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 #271 and #276 from Coast Gate Automation for gate repairs at a total cost of \$6,818.00.</p>	MAINT. COMM.
<p>A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the Minutes of the April 24, 2024 Regular Meeting as presented.</p>	APPROVAL OF MIN.
<p>A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approved the Minutes of the April 24, 2024 Executive Session as presented.</p>	APPROVAL OF MIN.
<p>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 April 2024 Financial Statement as presented, subject to audit.</p>	FINANCIAL REVIEW
<p>The Directors reviewed the current aging report. No action was required.</p>	AGING
<p>The Directors reviewed correspondence from the owner of account CV1014525 requesting a payment plan for the assessment account. The homeowner requested to pay \$900.00 monthly until the account was current. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the owner’s request for the payment plan. Cardinal was directed to notify the owner of the Board’s decision.</p>	PAYMENT PLAN REQUEST CV1014525
<p>The Directors reviewed correspondence from the owner with account CV1014093 requesting a payment plan for the assessment account. The homeowner requested to pay \$300.00 per month in addition to the monthly assessment. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to send a counter offer payment plan, the homeowner was to pay \$658.00 per month in addition to the monthly assessment which would bring the account current within a year’s time. Cardinal was directed to notify the owner of the Board’s decision.</p>	PAYMENT PLAN REQUEST CV1014093
<p>The Directors reviewed the 2024 Draft Reserve Study and an information sheet noting changes that needed to be made. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to table the 2024 Draft Reserve Study and to request the noted changes be sent to the reserve analyst for a revision. Cardinal was directed to notify the vendor of the Board’s decision.</p>	BALANCE WRITE OFF CV1014033
<p>The Board discussed the upcoming slurry seal project noting that the city would suspend the no parking restriction on Village Center Drive from 11pm to 7am. Cars were still not permitted to park along red curbs or in front of the fire hydrants. It was also reported that the</p>	SLURRY SEAL DISCUSSION

medical building had been contacted for additional night parking and management was waiting on approval which would be received by the end of the month.

The Directors reviewed the proposal from RPW for the sycamore tree treatment plan. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve one Spring treatment at a cost of \$5,976.00. Directors Montgomery and Jones opposed. Cardinal was directed to notify the vendor of the Board's decision and include the treatment cost to the annual budget.

SYCAMORE  
TREATMENT

The Directors reviewed the proposed rule change requiring water holding trays to be placed under all plants and pots on patios and balconies in the community. It was noted that the rule had been posted for general delivery to the membership for the twenty-eight day comment period, and few comments had been received. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to adopt the rule change as drafted. Cardinal was directed to distribute the new rule to the membership via general notice.

ADOPTED  
RULE  
CHANGE

The Board reviewed a proposal from PCW for carport ceiling repairs for the owner at 12618 Cleardale. It was noted there was no safety hazard and the cracks were aesthetic only. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to deny the proposal. Cardinal was directed to notify the vendor and homeowner of the Board's decision.

PCW  
PROPOSAL

The Board discussed the recent gate strikes by homeowners in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to charge the owners who had struck the gate \$500.00 each for the damage caused by the strike. It was also noted that the townhouse side gate would be adjusted. Cardinal was directed to notify the homeowner of the Board's decision.

GATE STRIKE  
DISCUSSION

The Board discussed the ongoing trash bin service including missed pick-ups and bins overflowing. The Board also reviewed a proposal for an additional pick-up. A Motion was duly made, seconded, and a roll call vote was taken. The Motion carried to approve the additional pick-up at a cost of \$82.99 per bin per day. The trash pick-up would be scheduled Monday, Wednesday, and Friday and the recycle pick-up would be scheduled for Monday and Friday. Cardinal was directed to notify the vendor of the Board decision and send a letter to the City of Stanton and CR&R regarding the bin service issues.

TRASH BIN  
SERVICES

The Directors reviewed correspondence from the owner of account CV1015040 requesting that the Sycamore trees be treated twice per the recommendation from RPW. As the item had already been addressed earlier in the meeting no action was required.

H/O CORR.  
CV1015040

The Directors reviewed correspondence from the owner of account CV1012562 reporting trash bins overflowing and would request that additional services be considered. As the item had already been addressed earlier in the meeting no action was required.

H/O CORR.  
CV1012562

The Directors reviewed correspondence from the owner of account CV1014501 reporting trash bins overflowing and would request that additional services be considered. As the item had already been addressed earlier in the meeting no action was required.

H/O CORR.  
CV1014501

The Directors reviewed correspondence from the owner of account CV1014501 regarding her concerns about the gutter vendor that conducted work in the community. No action was required. H/O CORR. CV1014501

The Directors reviewed correspondence from the owner of account CV1014525 reporting concerns about the landscape vendor and security in the community. No action was required. H/O CORR. CV1014525

The Directors reviewed correspondence from the owner of account CV1025959 reporting concerns about the gate attendants and the guest procedures. No action was required. H/O CORR. CV1025959

The Directors reviewed correspondence from the owner of account CV1014437 requesting that her carport be cleaned by the Association due to the debris left from the recent gutter cleaning. No action was required. H/O CORR. CV1014437

The Directors reviewed correspondence from the owner of account CV1014974 requesting that the tree near the home have additional trimming conducted. The Board determined that no additional trimming was needed. Cardinal was directed to notify the homeowner of the Board's decision. H/O CORR. CV1014974

The Directors reviewed the work order report. No action was required. W/O REPORT

The next Board Meeting would be held on June 26, 2024. NEXT MEETING

There being no further business, the Regular Meeting was adjourned at 7:37 p.m. ADJOURNED

Submitted by Kaily Benenati, Senior Community Manager, CMCA SUBMITTED

ATTEST: ATTEST

\_\_\_\_\_  
, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

SECRETARY  
CERT.

I, \_\_\_\_\_, 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 22, 2024, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
, Secretary

\_\_\_\_\_  
Date

