

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 30, 2022

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, November 30, 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: Michael Montgomery
Marisa Patterson
Jennifer Thomas
Berna Valenzuela

Directors Absent: Jeff Jones

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

Others Present: Mark and Deanna Coventon
Teresa Dyer
Joe Hamby – Las Flores Landscape
Rhonda Insalaco
Dan Jeffers
Justin Koch – Ross Construction
Brandon Reddick – Ross Construction
Laura Riney
Sarah Solarez

It was announced the Board had met in Executive Session after the Regular Meeting on October 26, 2022 to approve the August 24, 2022 Executive Session Minutes, meet with the owner of account #CV1014501, and discuss a legal matter.

EXEC. SESS.
ANNOUN.

Joe Hamby from Las Flores Landscape was present to discuss all landscape issues which included trees, water savings, community plantings, and turf removal projects. Mr. Hamby answered the Board's questions regarding turf removal and the savings on irrigation costs. The Directors discussed water restrictions, and the use of tree spikes. Mr. Hamby explained the spikes were unavoidable to help climb trees during the trimming process and the spikes were not large and more like grippers that were used sparingly.

LAS FLORES
LANDSCAPE

Justin Koch and Brandon Reddick were present from Ross Construction Management to discuss and recap the completion of the wood and painting project. It was noted the bollards were scheduled to be painted on December 5, 2022 and the landscape and curbs in the construction area would be addressed on December 7, 2022. A Motion was duly made, and seconded, to pay Pilot Painting 33% of the retention. The Motion failed as two Directors were in favor and two Directors were opposed. Director Valenzuela and Director Montgomery were opposed. A Motion was duly made, seconded, and unanimously carried to approve paying Pilot Painting 15% of the retention.

ROSS
CONSTRUCT.
MANAGE.

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| <p>The scheduled Hearing was held for the owner of account CV1014605 for window coverings. 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 notify the owner of the Board's decision.</p> | HEARING H/O CV1014605 |
| <p>Director Thomas opened the Homeowner Forum.</p> | H/O FORUM |
| <p>The owner of account CV1015040 was present to discuss concerns over tree trimmers still using spikes and concerns with landscapers not cleaning up leaves.</p> | H/O CV1015040 |
| <p>The owner of account CV1014501 was present to discuss concerns with tree trimmers using spikes, to request a proposal for the treatment of the Sycamore trees, concerns with Board approved proposals for tree removals, and moving forward to make changes on approvals.</p> | H/O CV1014501 |
| <p>The owner of account CV1014498 was present to express concerns over trees and tree trimmers using 3" spikes instead of using ladders. The owner stated they had taken pictures of the spikes. The owner also discussed the turf removal, a problem with a broken sprinkler head near their unit, and concerns over waste and costs. The owner requested copies of proposals, contracts, and voiced concerns regarding referral fees being paid.</p> | H/O CV1014498 |
| <p>The owner of account CV1010295 was present to inquire about the trees in the community.</p> | H/O CV1010295 |
| <p>The owner of account CV1014974 was present to inquire about the new patrol service for the community.</p> | H/O CV1014974 |
| <p>Director Valenzuela stated the Board wanted to keep the trees and were concerned about the community. She also stated she did not like accusations and allegations towards the Board. Cardinal was directed to follow up with Joe Hamby from Las Flores Landscape over the use of spikes.</p> | DIRECTOR VALEN- ZUELA |
| <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. |
| <p>The Directors reviewed the Cardinal November Landscape Walk Report. It was noted a water conservation discussion was held at the beginning of the Meeting with Joe Hamby from Las Flores Landscape.</p> | LAND. COMM. |
| <p>The Directors reviewed proposal #7748 from Las Flores Landscape for plant installation to fill in bare areas. Cardinal was directed to remove the item from the agenda.</p> | LAS FLORES #7748 |
| <p>The Directors reviewed the Orange County plant guide with Joe Hamby from Las Flores Landscape. No action was required.</p> | PLANT GUIDE |

The Directors reviewed the requested arborist report and annual tree treatment proposal from RPW. It was noted a proposal from RCM Arbor Consulting was pending. A Motion was duly made, seconded, and unanimously carried to approve the proposal with the lowest cost on the condition both proposals were comparable.

ARBORIST
REPORT

The Directors reviewed the request from the owner of account #CV1014501 to install a handrail and the PCW proposal for the installation. Cardinal was directed to request additional options and bids.

ARCH.COMM.

A Motion was duly made, seconded, and unanimously carried to ratify the Maintenance Committee's approval of the Aquatrends proposal for replacement of a spa heater. A Motion was duly made, seconded, and unanimously carried to ratify the Maintenance Committee's approval of the PCW proposal for dry wall repairs a 7730 Eastbrook.

MAINT.
COMM.

A Motion was duly made, seconded, and carried to approve the Minutes of the October 26, 2022 Regular Meeting as presented. Director Valenzuela abstained as she was not at the Meeting.

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 October 2022 Financial Statement as presented, subject to audit.

FINANCIAL

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

AGING
REPORT

The Directors reviewed the 2023 Insurance Renewal from Alera Group. A Motion was duly made, seconded, and unanimously carried to approve the insurance renewal at a total annual premium of \$78,645.00.

INSURANCE
RENEWAL

The Directors reviewed the Resolution to Record a Lien for the owner with account CV1014004. A Motion was duly made, seconded, and unanimously carried to approve the resolution.

#CV1014004

The Directors discussed electric vehicle charging stations within the community. Director Montgomery agreed to research the topic and request additional information from SCE. Ms. Dana agreed to research to see if a website poll or survey could be done on this topic. A Motion was duly made, seconded, and unanimously carried to table the item to the February 2023 Regular Meeting.

ELEC. VEH.
CHARGE.
STATION

The Directors reviewed the project manager update and the Pilot Painting proposal for the gas meter painting. It was noted the gas meters were able to be painted. A Motion was duly made, seconded, and carried to deny the proposal. Director Thomas was opposed.

PROJECT
MANAGER
PROJECT

A Motion was duly made, seconded, and unanimously carried to approve the PCW proposal for drywall repairs at 12653 Scottsdale at a cost of \$1,835.00. Cardinal was directed to advise PCW and the unit owner of the Board's decision.

12653
SCOTTSDALE

A Motion was duly made, seconded, and unanimously carried to table the PCW proposal for dry rot and flashing repairs at 12671 Briarglen Unit D at a cost of \$4,490.00. Cardinal was directed to request a second proposal.

12671
BRIARGLEN
UNIT D

The Directors reviewed the proposal from Aquatrends for an emergency sign at the pool. Cardinal was directed to request the vendor resubmit the proposal with pictures and an outline to state what was wrong with the current sign.

AQUA-
TRENDS
SIGN

The Directors reviewed the proposal from Concrete Hazard Solutions with 3 options for concrete repair at 7774 Cleardale. A Motion was duly made, seconded, and unanimously carried to approve option #1 at a cost of \$525.00. Cardinal was directed to advise PCW and the unit owner of the Board's decision.

CONCRETE
HAZARD
SOLUTIONS

The Directors discussed the new patrol company and the new post orders. It was noted the first shift was November 30, 2022 at 10:00 p.m. A Motion was duly made, seconded, and unanimously carried to approve the post orders with corrections of who was allowed entry and food deliveries must call for entrance.

NEW PATROL
CO. DISCUSS.
POST
ORDERS

The Directors discussed the guard shack laptops proposal for refurbished laptops at a cost of \$350.00 each. A Motion was duly made, seconded, and unanimously carried to approve the proposal.

GUARD
SHACK
LAPTOPS

The Directors discussed Dwelling Live, the software company referred to by Courtesy Patrol Specialist. It was noted the IT vendor spoke to the company and they only would speak to the Association. Cardinal was directed to set up a teleconference demonstration.

FRONT-
STEPS
SOFTWARE

The Directors discussed the vehicle variance requests. It was noted the vehicle had to fit in the carport or garage and pictures had to be provided of the vehicle parked in the carport or garage.

VEH. VAR.
REQUEST

The Directors reviewed the Annual Meeting Preparation Form to establish the record date for the 2023 Annual Meeting. It was confirmed the Annual Meeting was to be held on Wednesday April 26, 2023 and the Record Date was confirmed to be March 26, 2023.

ANN. MTG.
PREP FORM

The Directors discussed the option to use a homeowner volunteer or the Inspector of Election Company for the next Inspector of Elections. A Motion was duly made, seconded, and unanimously carried to use a homeowner volunteer.

INSP. OF
ELECTION

The Directors reviewed the correspondence submitted by the owner of account CV1021335 requesting the Board to provide direction on how to repair the rain gutters. The Board confirmed the owners could hire a gutter contractor or have the Association contractor do the work and be billed for the cost.

H/O CORRES.
CV1021335

The Directors reviewed the correspondence submitted by the owner of account CV1013138 regarding a request for a business license. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1013138

The Directors reviewed the correspondence submitted by the owner of account CV1014371 regarding a request for a payment plan for gate damage. A Motion was duly made, seconded, and unanimously carried to table the item to the next Regular Meeting, as the owner had not submitted a specific payment plan. H/O CORRES.
CV1014371

The Directors reviewed the correspondence submitted by the owner of account CV1014498 regarding concerns with Association spending. Cardinal was directed to send a thank you letter to the owner for their correspondence and advise that the Board reviewed the issue. H/O CORRES.
CV1014498

The Directors reviewed the correspondence submitted by the owner of account CV1014736 regarding an entrance sign request. Cardinal was directed to get a proposal for a resident only sign, check with the new patrol company to confirm how busy the south entrance was, and table the item to the January Meeting. H/O CORRES.
CV1014736

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding multiple issues including water usage, notices, trash disposal, ethics policy, vendor concerns, trees, and vendor compliance. Cardinal was directed to send a thank you letter to the owner for their correspondence and request a bid for low flush toilets to be installed in the restrooms. Cardinal was also directed to advise the owner that the owners of the townhomes were not required to pay for trash service, and it was their choice to have individual service, which they had to pay for, or use the Association's dumpsters. H/O CORRES.
CV1014501

The Directors reviewed the correspondence submitted by the owner of account CV1011054 on November 30, 2022 regarding issues with continuous noise from a neighbor. Cardinal was directed to send the offending neighbor, account CV1022810, a violation letter and advise the owner of the action taken. H/O CORRES.
CV1011054

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

The Directors reviewed the Annual Calendar. Cardinal was directed to change the calendar to reflect no December Meeting, remove the yard sale in October, add sign needs in March, add 4th of July sign in May and send a 4th of July flyer in June. CALENDAR

The Directors reviewed and discussed the Pending Agenda Item list. It was noted Cardinal had requested a mainline list from vendors, had requested a proposal for a landscape architect, the reserve study was pending 2-4 weeks, and had sent a second request for a proposal for the guard house renovations. PENDING
AGENDA
ITEM LIST

There being no further business, the Regular Meeting was adjourned at 8:00 p.m. to the Executive Meeting. 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 November 30, 2022, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date

DRAFT