

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 25 2023

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

CALL TO
ORDER

Directors Present: Jeff Jones
Michael Montgomery
Marisa Patterson
Jennifer Thomas
Berna Valenzuela

Directors Absent: None

Representing Cardinal: April Dana, Community Manager
Kaily Benenati, Community Manager

Others Present: Ron Beighle
Teresa Dyer
Amanda Fredrick
Rhonda Insalaco
Jacqueline Nguyen
Shannon Nielson
Diane Moore
Debra Rabalais
Laurie Riney
Gino Servello

The scheduled Hearing was held for the owner of account #CV1014378 regarding unapproved modifications. The owner was not present and had not responded to the violation. A Motion was duly made, seconded, and unanimously 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 advise the owner of the Board's decision and to schedule another Hearing at which additional fines could be imposed.

HEARING
#CV1014378

The scheduled Hearing was held for the owner of account #CV1022810 for a noise nuisance. The owner was not present. A motion was duly made, seconded, and unanimously carried to impose a fine in the amount of \$100.00 in accordance to 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
CV1022810

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

H/O FORUM

The owner of account CV1015040 was present to state that she did not want to see any trees removed from the community and to request the tree treatments continue on the trees that were in need.

H/O
CV1015040

The owner of account CV1014455 was present to advise that she felt that the new gate attendants were aggressive and rude.

H/O
CV1014455

<p>The owner of account CV1014501 was present to inquire if the patrol contract was reviewed by counsel and why Las Flores Landscape was requested to submit a tree trimming proposal. She also advised that she did not want any trees to be removed in the community.</p>	H/O CV1014501
<p>The owner of account CV1021654 was present to express concerns regarding the new patrol company, noting that the profile set up was not easy and that when she called for help the staff was rude.</p>	H/O CV1014342
<p>The owner of account CV1022653 was present to advise she had several flies in her condo and requested information on who to contact to help her remove the flies and stop them from returning.</p>	H/O CV1022653
<p>The owner of account CV1014575 was present to inquire if there was any validity to the rumor that the guest parking passes expire at 5:00 p.m. The Board advised this was untrue and the guest parking passes were good for 24 hours and the rumor was untrue.</p>	H/O CV1014575
<p>The owner of account CV1014614 was present to advise that she felt that the gate attendants were providing incorrect parking rule information, and that additional training was needed.</p>	H/O CV1014614
<p>As there were no other owners who wished to address the Board, the Homeowner Forum was closed.</p>	H/O FORUM CLOSED
<p>The Directors discussed appointing new Committee Members to the Association Committees. It was noted that there had been four volunteers. A Motion was duly made, seconded, and unanimously carried to appoint Amanda Fredrick to the Pool Committee and Pamela Powell and Matthew Sandoval to the Landscape Committee. Cardinal was directed to notify the homeowners of the appointments and confirm the acceptance of the appointments. Additionally, a letter was to be sent to Rhonda Brabbin to thank her for volunteering but that her schedule did not align with the Landscape Committee schedule and advise if she was interested in another Committee to please let the Board know.</p>	COMMITTEE APPOINT.
<p>There was no report from the Pool Committee.</p>	POOL COMM.
<p>The Board reviewed the landscape reports provided. It was noted that the bulletin board that need repairs had been fixed. Cardinal was directed to update all information in all bulletin boards in the community. A Motion was duly made, seconded, and unanimously carried to remove the bulletins boards at the guard shacks.</p>	LANDSCAPE COMM.
<p>The Board reviewed three proposals from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to deny proposal #7960 for stump removal in the community, to approve proposal #7950 for the removal of a tree causing damage, noting that a replacement proposal would be obtained and that all future tree removal proposals would include a cost for a tree replacement, and to table proposal #7952 for the removal of a dead tree and request another option as the Board was opposed to the removal.</p>	LAS FLORES PROPOSALS
<p>There was no report from the Website Committee.</p>	WEB. COMM.

<p>There was no report from the Architectural Committee.</p>	ARCH.COMM.
<p>A Motion was duly made, seconded, and unanimously carried to ratify the approval by the Maintenance Committee for the following proposal: PCW for fence repairs at 12610 Briarglen Unit M at a cost of \$965.00. The Board noted they wanted all non-emergency work orders to be held for thirty days and one work order sent for all items to be inspected at one time and all health and safety work order were to be sent to the Maintenance Committee for review prior to sending to a vendor.</p>	MAINT. COMM.
<p>A Motion was duly made, seconded, and unanimously carried to accept Director Patterson's resignation from the Maintenance Committee and to appoint Director Montgomery to the open seat.</p>	MAINT. COMM. APPT.
<p>A Motion was duly made, seconded, and carried to approve the Minutes of the September 27, 2023 Regular Meeting as presented. Additionally, a Motion was duly made, seconded, and carried to approve the Minutes of the September 27, 2023 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 unanimously carried to accept the September 2023 Financial Statement as presented, subject to audit.</p>	FINANCIAL REVIEW
<p>A Motion was duly made, seconded, and unanimously carried to accept the 2022 Draft Audit. Cardinal was directed to send the audit to the membership as required by law.</p>	AUDIT APPROVAL
<p>A Motion was duly made, seconded, and unanimously carried to approve the 2023 Audit and Tax preparation proposal from Inouye Shiveley Klatt at a cost of \$1,300.00.</p>	AUDIT PROPOSAL
<p>The Directors reviewed the current aging report. No action was required.</p>	AGING REPORT
<p>The Directors discussed concerns regarding the new patrol company, OC Patrol. It was noted OC Patrol was to have been invited to the meeting and was not present. The Board advised they wanted the light in the guard shack on at all times. Additionally, OC Patrol was to provide a report after thirty days with all homeowner names that did not have a transponder and the list of parking permits was to be reviewed and any homeowner who did not have a parking permit was to have a letter sent to advise they were required to obtain. Cardinal was directed to advise OC Patrol of the requested items and to invite them to attend the Executive Session and Regular Board Meeting in November.</p>	PATROL DISCUSSION
<p>A Motion was duly made, seconded, and unanimously carried to table the deck repair proposals to the next meeting. Cardinal was directed to follow up on all pending proposals.</p>	DECK PROPOSALS
<p>The Directors reviewed the proposal from Sweeper Guys and Ace Street Sweeping for the street sweeping in the community. A Motion was duly made, seconded, and carried to table the proposals to the next meeting. Cardinal was directed to obtain revised proposals from the vendors changing the frequency to once per month for the condominium side and once per month</p>	STREET SWEEPING

on the townhouse side of the community.

The Directors reviewed a letter from Aquatrends regarding a monthly contract increase of 6%. A Motion was duly made, seconded, and unanimously carried to table the approval of the increase to the November Board Meeting. Cardinal was directed to obtain proposals for monthly pool service contracts for review and consideration by the Board.

POOL
SERVICE
CONTRACT

The Directors reviewed a response from Aquatrends regarding the pool heating options. No action was required.

POOL
HEATER

The Directors reviewed proposals from Las Flores Landscape, Tree Pros, and Great Scott Tree Service for the community tree trimming. The Board advised Cardinal to inquire with Tree Pros and Great Scott Tree Service if they would conduct the winter tree trimming without a signed contract noting that if the Board was satisfied, they would then sign the three-year trimming contract. A Motion was duly made, seconded, and unanimously carried to table the proposals to the next Meeting. An additional Motion was duly made, seconded, and unanimously carried to approve winter tree trimming if a vendor agreed to the Board's terms. Cardinal was additionally directed to obtain a proposal from Brightview for community tree trimming.

TREE
TRIMMING
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to table the proposal from PCW Contracting for the damaged guard shack door to the next meeting. Cardinal was directed to obtain revised proposals to repair the door jamb only.

GUARD
SHACK DOOR

The Directors reviewed the correspondence submitted by the owner of account CV1012800 which advised they were having difficulties setting up a guest parking profile. Cardinal noted that all issues had been resolved and that no further emails from homeowners had been received regarding profile issues.

H/O CORRES.
CV1012800

The Directors reviewed the correspondence submitted by the owner with account CV1014501 advising that OC Patrol had an F rating with the BBB. No action was required.

H/O CORRES.
CV1014501

The Directors reviewed the correspondence submitted by the owner of account CV1014501 regarding the request for invoices from the plumbing vendors. Cardinal advised all invoices had been provided as requested and that the owner was denied the request to meet in Executive Session.

H/O CORRES.
CV1014501

The Directors reviewed correspondence submitted by the owner with account CV14770 regarding the Crosspointe Village website. Cardinal noted that all minutes and agendas had been sent for posting as required.

H/O CORRES.
CV1014770

The Directors reviewed correspondence submitted by the owner with account CV1014770 regarding concerns about the new patrol company and the guest parking profile. It was noted that all homeowners who were concerned about providing personal information to set up a profile were advised they were able to call in all guests.

H/O CORRES.
CV1014770

The Directors reviewed correspondence submitted by the owner with account CV1010339 regarding a confrontation had with the staff from OC Patrol. It was noted that

H/O CORRES.
CV1010339

Cardinal had advised and spoken to OC Patrol regarding the situation and no action was required.

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

The next Board would be held on December 6, 2023 at 6:30 p.m.

The Directors reviewed the Pending Agenda Item list. It was noted that street slurry was pending.

There being no further business, the Regular Meeting was adjourned at 7:31 p.m.

Submitted by Kaily Benenati, Community Manager

ATTEST:

Berna Valenzuela, President

Date

SECRETARY CERTIFICATION

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 October 25, 2023, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

W/O REPORT

NEXT
MEETING
PENDING
ITEMS

ADJOURNED

SUBMITTED

ATTEST

SECRETARY
CERT.

DRAFT