

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 28, 2022

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 28, 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 6:36 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
Sung Park
Mayela Ramirez – Phoenix Patrol
Laura Riney

The scheduled Hearing was held for the owner with account CV1020807 for untrimmed hedges. 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
CV1020807

Mayela Ramirez, a representative from Phoenix Patrol, was present to report on community patrol reports.

PHOENIX
PATROL

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner with account CV1014501 was present to request an email copy of the budget, Meeting Minutes, and an RPW report. The owner reported that the tree trimmers had used spikes and caused damage to the trees. The owner also requested a copy of the RPW arborist report.

H/O
CV1012206

The owner with account CV1011420 was present to ask the Board to consider treating trees instead of removing them.

H/O
CV1011420

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

H/O FORUM
CLOSED

The Directors discussed the pool sign replacement proposal and requested additional information be submitted for a revised proposal. Cardinal was directed to request pictures and itemized listing from Aquatrends. Cardinal was also directed to obtain proposals from sign companies. A Motion was duly made, seconded, and unanimously carried to table the discussion for the next Regular Meeting.

POOL COMM.

The Directors discussed the July and September Landscape Walk reports from Las Flores. A Motion was duly made, seconded, and carried to approve recommended items #1, #3, #4, and #6 on the July report at the cost of \$435.00. Director Valenzuela abstained.

LAND.
COMM.

The Directors discussed and reviewed proposal #7734 from Las Flores Landscape for the installation of mulch. It was recommended by Las Flores Landscape to wait for the installation of mulch until spring 2023. It was noted that a plan to switch plants to drought tolerant plants needed to be developed. A Motion was duly made, seconded, and unanimously carried to table the proposal until the February 2023 Regular Meeting. Cardinal was directed to add item to the Annual Calendar.

MULCH

The Directors discussed the requested arborist report from RPW. It was noted the proposal would be report for the next Regular Meeting. Cardinal was directed to add the report to the next Regular Meeting.

ARBORIST
REPORT

The Directors reviewed the proposals from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #7747 for bougainvillea plant installation to match both sides of the front entry, at the cost of \$888.00. A Motion was duly made, seconded, and carried to table proposal #7748 for plant installation to fill in bare areas at the cost of \$1,224.00. Director Thomas was opposed. Cardinal was directed to request a diagram and more information for proposal #7748. A Motion was duly made, seconded, and unanimously carried to approve proposal #7761 for annual tree trimming at a cost of \$21,620.00, with a stipulation Las Flores did to not use spikes and confirmed that spikes would not be used, the cost was to be charged to reserves. A Motion was duly made, seconded, and unanimously carried to table proposal #7744 for plant installation at 7705 Clearbrook to the next Regular Meeting, to allow review during the next landscape walk.

LAS FLORES

There was no report from the Architectural Committee.

ARCH.COMM.

There was no report from the Maintenance Committee.

MAINT.
COMM.

A Motion was duly made, seconded, and carried to approve the Minutes of the August 24, 2022 Regular Meeting as presented. Director Thomas 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 August 2022 Financial Statement as presented, subject to audit. Cardinal was directed to include review of reserve expense line items on the February 2023 Annual Calendar.

FINANCIALS

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

AGING
REPORT

It was noted the Reserve Study was still pending.

<p>The Directors reviewed the guard shack window proposal and discussed renovation of the guard shack, including options for the windows, such as tinting. A Motion was duly made, seconded, and unanimously carried to table the discussion to the next Regular Meeting. Cardinal was directed to ask Mayela Ramirez from Phoenix Patrol to ask the gate attendants what was needed in the guard shack for the gate attendants to be more efficient.</p>	GUARD SHACK
<p>The Directors discussed the proposal for carport lighting from Peak Lighting. A Motion was duly made, seconded, and unanimously carried to remove the proposal from the agenda.</p>	CARPORT LIGHTING
<p>The Directors discussed the deck inspection update. No action was required.</p>	DECK INP.
<p>The Directors discussed the project manager update for the staging area cleanup. A Motion was duly made, seconded, and unanimously carried to approve having Pilot Painting slurry the staging area.</p>	PROJECT MANAGER
<p>The Directors discussed the pool service contract from Aquatrends for a monthly increase of \$1,375.00 for October-April and \$2,063.00 for May-September. A Motion was duly made, seconded, and unanimously carried to table the contract for the next Regular Meeting. Cardinal was directed to ask vendor if once per week service in winter months was acceptable.</p>	POOL SERVICE
<p>The Directors reviewed a proposal from PCW for drywall repairs for 7728 Eastbrook at the cost of \$1,620.00. A Motion was duly made, seconded, and unanimously carried to table the proposal and request a second proposal. Cardinal was directed to send both proposals when the second proposal was received to the Maintenance Committee for review and approval.</p>	7728 EASTBROOK
<p>The Directors reviewed a proposal from PCW for deck repairs for 12621 Cleardale Circle Unit B. A Motion was duly made, seconded, and unanimously carried to table the proposal until deck inspections are completed. Cardinal was directed to request that B2R ensure that this balcony was inspected.</p>	12621 CLEARDALE UNIT B
<p>The Directors reviewed the correspondence regarding turf renovation. No action was required.</p>	TURF RENOV.
<p>The Directors discussed the gas meter pole painting proposal requested from Ross Construction. Cardinal was directed to follow up on the proposal and add it to the next Regular Meeting.</p>	GAS METER POLE PAINT.
<p>The Directors reviewed the correspondence submitted by the owner with account CV1014088 regarding a parking variance request. A Motion was duly made, seconded, and carried to approve the request with the stipulation that all documentation is provided by the owner. Director Patterson was opposed. Cardinal was directed to advise the owner of the Board's decision.</p>	H/O CORRES. CV1014088
<p>Cardinal was directed to add vehicle variance discussion on the next Agenda.</p>	AGENDA

The Directors reviewed the correspondence submitted by the owner with account CV1014974 regarding a neighbor complaint. A Motion was duly made, seconded, and unanimously carried to advise the owner the flag was not in violation of the CC&R's. Cardinal was directed to send a thank you letter to the owner and advise that the flag was not in violation of the CC&R's.

H/O CORRES.
CV1014974

The Directors reviewed the correspondence submitted by the owner with account CV1023005 regarding a hedge trimming violation in which the owner was requesting an extension to trim as these are edible fruit bearing trees. A Motion was duly made, seconded, and unanimously carried to deny the extension. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1023005

The Directors reviewed the correspondence submitted by the owner with account CV1010382 regarding a cleaning concern. As this issue was addressed with the vendor, no action was required.

H/O CORRES.
CV1010382

The Directors reviewed a fee waiver request submitted by the owner with account CV1012774 regarding late and interest charges. A Motion was duly made, seconded, and carried to deny the request as the owner had previously received a one-time waiver request of late charges in June 2022. Director Thomas abstained. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1012774

The Directors reviewed a request of a coyote report submitted by the owner with account CV1014053. Cardinal was directed to request a flyer from the Department of Wildlife regarding coyote deterrents and post it on the Association's virtual bulletin board. Cardinal was also directed to thank the owner for their correspondence and advise the owner of the action that would be taken.

H/O CORRES.
CV1014053

The Directors reviewed a neighbor complaint submitted by the owner of account CV1014982 regarding concerns with a neighbor. A Motion was duly made, seconded, and unanimously carried to send a thank you letter to the owner for their correspondence and advise the owner to call police if the matter occurred again.

H/O CORRES.
CV1014982

The Directors reviewed the correspondence submitted by the owner with account CV1014543 regarding tree trimming. A Motion was duly made, seconded, and unanimously carried to stop further pruning of the tree at this time as it was unhealthy for the tree, as advised by the landscape vendor. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1014543

The Directors reviewed the fine waiver submitted by the owner with account CV1014605 regarding an incorrect vehicle decal. A Motion was duly made, seconded, and unanimously carried to deny the waiver request as the fine had been imposed in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1014605

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

WORK ORD.

The Directors reviewed and discussed the Pending Agenda Item list. It was noted Cardinal had requested reports and/or proposals from vendors and would include those items on the next Meeting Agenda. Cardinal was also directed to add a Board vacancy to the next Meeting Agenda.

PENDING
AGENDA
ITEM LIST

Cardinal was directed to invite the Chief to the October Meeting. Director Jones agreed to provide the email address for the new Chief.

MTG. INVITE

Cardinal was directed to follow up with the gate contractor to advise that the gate closed too slow and needed to be sped up, owners/residents had to be closer to the gate for their gate transponders to work, and the paint on the gate was being worn off where the roller was. Director Patterson volunteered to meet with the vendor to show them the issues. Cardinal was directed to advise the Board upon receipt of a response from the vendor.

ENTRY
GATES

There being no further business, the Regular Meeting was adjourned at 7:39 p.m. to the reconvened Annual 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 September 28, 2022, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date