

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 25, 2024

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 25, 2024, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 894 7853 1298. The Meeting was Called to Order at 6:31 p.m.

CALL TO
ORDER

Directors Present: Amanda Frederick
Michael Montgomery
Stephen Montgomery
Jennifer Thomas

Directors Absent: Jeff Jones

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

Others Present: German Barragan
Theresa Dyer
Alex Gamboa
Jeremy Haupt
Rhonda Insalaco
Marisa Patterson
Laura Riney
Sarah Solarez

The scheduled Hearing was held for the owner of account #CV1012206 for failure to remove stored items from the common area. The owner was not present but had called in to advise that the items would be removed within two weeks of September 20, 2024. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to impose a fine in the amount of \$50.00 in accordance with the Association's Violation and Fine Policy if the items were not removed by October 4, 2024. Cardinal was directed to notify the owner of the Board's decision and call the owner to another Hearing if the items were not removed accordingly.

HEARING
CV1012206

The scheduled Hearing was held for the owner of account #CV1014012 for failure to eradicate the weeds in the patio area. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to impose a fine in the amount of \$50.00 in accordance with the Association's Violation and Fine Policy. Cardinal was directed to notify the owner of the Board's decision and call the owner to another Hearing.

HEARING
CV1014012

The scheduled Hearing was held for the owner of account #CV1014680 for failure to eradicate the weeds in the patio area. The owner was not present, and Cardinal advised the weeds had been trimmed but not removed. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to table the violation and review at the next site visit. Cardinal was directed to notify the owner of the Board's decision and call the owner to another Hearing if needed.

HEARING
CV1014680

The scheduled Hearing was held for the owner of account #CV1025680 for failure to remove the lights attached to the wood fascia. The owner was not present. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to impose a

HEARING
CV1025680

fine in the amount of \$100.00 in accordance with the Association's Violation and Fine Policy. Cardinal was directed to notify the owner of the Board's decision and call the owner to another Hearing.

The Homeowner Forum was opened by Cardinal Property Management.

H/O FORUM

The owner of account CV1014501 was present to advise after reviewing the Great Scott contract for the sycamore trimming, she felt that the number of trees proposed was incorrect and that the Board should not proceed with the contracted trimming until the number of Sycamore trees was confirmed. She requested that the Board contract with RPW Arborist to conduct an inventory of the Association's sycamore trees.

H/O
CV1014501

The owner of account CV1026328 was present to express concern about the previously discussed budget increase percentage. The owner inquired when the reserve account would be replenished and if a special assessment were imposed how would it be calculated. Cardinal was directed to send correspondence to the owner to address his concerns and questions.

H/O
CV1026328

The owner of account CV1014023 was present to express concerns regarding the Board's decision to not fine residents who drove on the slurry prior to the cones being removed. She stated that if the Board was not prepared to do what was indicated on a notice to the residents, then the notice should be changed to reflect no action would be taken. She additionally advised that the latest minutes posted on the Crosspointe website were from July 2024.

H/O
CV1014023

The owner of account CV1024321 was present to inquire if the electrical charging stations for electric vehicles would be installed and/or discussed for future installation in the community. No action was required.

H/O
CV1024321

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

H/O FORUM
CLOSED

A general Pool Report was provided noting that the pool restrooms looked better than last month. Cardinal advised janitorial proposals had been requested and would be placed on the agenda for review and discussion once they were received.

POOL COMM.

The Directors reviewed the August Landscape Walk Report. No action was required.

LANDSCAPE
COMM.

The Directors reviewed three proposals from Las Flores Landscape for various jobs in the community. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve proposal 8086 for the removal of an Alder tree at a cost of \$350.00 and proposal 8089 for digging a trench near 12655 Glendale at a cost of \$1,184.00. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve proposal 8087 for the removal of an alder tree at a cost of \$250.00 with the stipulation that the previously approved removal by Great Scott Trees would be cancelled. Cardinal was directed to notify the vendor of the Board's decision.

LAS FLORES
LANDSCAPE

The Directors reviewed a proposal from Great Scott Tree Service for the treatment of several eucalyptus trees in the community infested with an invasive beetle. A Motion was duly

GREAT
SCOTT

made, seconded, and a roll call vote was taken. The Motion unanimously carried to deny the proposal. Cardinal was directed to notify the vendor of the Board's decision.	PROPOSAL
The Board discussed the community website inquiring when the draft Minutes were sent to the web master to be posted. Cardinal advised Minutes were sent to the web master when the Board Meeting notice was sent to the owners prior to an upcoming Meeting. The Board also discussed the web host invoice and if the website would be maintained. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the payment of the invoice noting the Cardinal would inquire if a one-year agreement could be approved and if not, the Board approved the five-year invoice total. It was noted that the website needed to be updated with current information.	WEBSITE COMM.
The architectural report was reviewed. No action was required.	ARCH.COMM.
The Maintenance Committee reported new address signs for the community were being obtained and discussed the installation of the signs by PCW under the maintenance contract. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the installation of the address signs at a cost not to exceed \$4,800.00 by PCW under the maintenance contract. Cardinal was directed to notify the vendor of the Board's decision.	MAINT. COMM. ADDRESS SIGNS
The Maintenance Committee requested the replacement of the guard shack windows and presented a proposal for the replacement. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the window replacement at a cost of \$807.00. Director Michael Montgomery was to proceed with the window replacement.	GUARD SHACK WINDOWS
The Maintenance Committee provided a proposal for the replacement of a fallen street sign. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the proposal for the replacement street sign at a cost of \$129.85.	STREET SIGN REPLACE
A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the Minutes of the August 28, 2024 Regular Meeting as presented.	APPROVAL OF MIN.
The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and roll call was taken. The Motion unanimously carried to accept the August 2024 Financial Statement as presented, subject to audit.	FINANCIAL REVIEW
The Directors reviewed the current aging report. No action was required.	AGING
The Directors reviewed a Lien Resolution for the property of account CV1014605. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the Resolution to Record a Lien for account CV1014605. Cardinal was directed to notify accounting of the Board's decision.	LIEN RESOLUTION
The Directors reviewed proposals from Inouye Shively Klatt McCorvey and Owens Moskowitz and Associates for the annual audit. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the proposal from Inouye	AUDIT PROPOSAL APPROVAL

Shively Klatt McCorvey for the annual audit at a cost of \$1,350.00. Cardinal was directed to notify the vendors of the Board's decision.

The Directors reviewed correspondence from the owner of account CV1011510 requesting reimbursement for the replacement of a vehicle windshield due damage from an Association's tree limb falling on the vehicle. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the reimbursement in the amount of \$521.61. Cardinal was directed to notify the owner of the Board's decision and submit a reimbursement request to the accounting department.

REIMBURSE
REQUEST
CV1011510

The Board reviewed a proposal from PCW for deck repairs at 12621 Moordale Unit J. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the proposal at a cost of \$4,520.00. Cardinal was directed to notify the vendor of the Board's decision. It was noted that Cardinal would provide a notice advising that any damages caused by homeowner or resident alterations to the deck areas shortening the life span of the deck would be homeowner responsibility. Cardinal was directed to advise the homeowner that the pavers that were previously on top of the deck were not to be reinstalled after the deck repair, as they caused damage to the deck.

PCW DECK
12621- J
MOORDALE

The Board reviewed a proposal from PCW for deck repairs at 12680 Briarglen Loop Unit D. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the proposal at a cost of \$4,540.00. Cardinal was directed to notify the vendor of the Board's decision. It was noted that Cardinal would provide a notice advising that any damages caused by homeowner or resident alterations to the deck areas shortening the life span of the deck would be homeowner responsibility.

PCW DECK
12680 - D
BRIARGLEN

The Board reviewed a proposal from PCW for deck repairs at 12681 Newdale. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the proposal at a cost of \$2,490.00. Cardinal was directed to notify the vendor of the Board's decision. It was noted that Cardinal would provide a notice advising that any damages caused by homeowner or resident alterations to the deck areas shortening the life span of the deck would be homeowner responsibility.

PCW DECK
12681
NEWDALE

The Board reviewed a proposal from Partners Plumbing for main line repairs for 12655 Glendale Unit F, E, and D. It was noted that a proposal from Cleveland Plumbing was pending. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve the least expensive proposal once received by management. Cardinal was directed to follow up with Cleveland Plumbing and advise the vendors after review and approval.

MAINLINE
REPAIR 12655
GLENDALE

The Board reviewed a report from Cardinal with a list of roofs in the community that had been replaced. It was noted that the list was incomplete and that all roofs had been replaced in 2007. Proposals from Jim Murray Roofing and Roofing Standards for roof maintenance were reviewed. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to table the roof maintenance proposals until additional proposals could be obtained. Cardinal was directed to notify the vendors of the Board's decision and obtain a proposal from Royal Roofing.

ANNUAL
ROOF MAINT.
PROPOSALS

The Board reviewed and discussed a proposal from Peak Lighting for the retrofitting of lights in the community to LED lighting. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to table the proposal until additional proposals could be obtained for total replacement of the light fixtures. Cardinal was directed to notify the vendor of the Board's decision and obtain the proposals as requested.

PEAK
LIGHTING
PROPOSAL

The Board reviewed correspondence from the owner of account CV1025326 appealing the decision by the Maintenance Committee to not complete the interior ceiling damage repairs. A Motion was duly made, seconded, and a roll call vote was taken. The Motion unanimously carried to approve PCW to paint the water-stained ceiling under the maintenance contract. It was noted the proposal from Service First Restoration was denied. Cardinal was directed to send a work order to PCW for the ceiling painting and notify Service First of the Board's decision.

H/O CORR.
CV1025326

The Directors reviewed correspondence from the owner of account CV1014791 reporting the upstairs neighbor was watering their balcony plants, and the water was falling onto her patio. It was noted that the upstairs neighbor had sent in videos of the below neighbor overwatering her plants and the common areas in front of her unit. Cardinal advised if the neighbor-to-neighbor dispute could not be resolved an ADR would be suggested. Cardinal was directed to send a letter to the below neighbor to advise her to stop overwatering the common areas and to advise the above neighbor the violation would be closed as it was noted they were not overwatering their balcony plants.

H/O CORR.
CV1014791

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

W/O REPORT

The next Board Meeting was to be held on October 23, 2024.

NEXT MTG.

There being no further business, the Regular Meeting was adjourned to the Executive Session at 8:00 p.m.

ADJOURNED

Submitted by Kaily Benenati, CMCA, Senior Community Manager

SUBMITTED

ATTEST:

ATTEST

Michael Montgomery, President

Date

SECRETARY CERTIFICATION

SECRETARY
CERT.

I, Amanda Frederick, 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 25, 2024, as approved by the Board Members in attendance of the Meeting.

Amanda Frederick, Secretary

Date

