Crosspointe Village Homeowners Association
Board of Directors Meeting
October 28, 2026
General Session Meeting Minutes

CALL TO ORDER:
The General Session Meeting of the Crosspointe Villate Homeowners Association was held on October 28, 2026 via Zoom and at 240 Commerce, Suite 200, Irvine, CA 92602The meeting was called to order at 6:35 p.m.

DIRECTORS PRESENT: Mike Montgomery – President
Jeff Golling – Vice President
Amanda Frederick – Secretary
Sarah Montgomery - Treasurer

DIRECTORS ABSENT: David Miranda – Member at Large

KEYSTONE PROPERTY MANAGEMENT REPRESENTATIVE:
Kaily Spreen, CMCA, Director of Community Management
April Dana, Community Manager

OTHER REPRESENTATIVES PRESENT:
Eight Homeowners Present

EXECUTIVE SESSION SUMMARY:
The Board met in an Executive Session prior to this General Session to approve Executive Meeting Minutes and to discuss legal matters.

HEARINGS/NON-COMPIANCE:
CV1010201: The scheduled Hearing was held for the owner with account #CV1010201 regarding a watering nuisance. The owner was not present but provided correspondence to the Board stating that she tried to advise her neighbor she was going to clean the deck, but the neighbor did not answer. A Motion was duly made, seconded, and unanimously carried to close the violation, as the owner tried to make contact with their neighbor regarding the patio cleaning.

HOMEOWNER FORUM:
There were eight homeowners present during homeowner forum. Those present raised and discussed several topics, including bulky items in the trash enclosures, carport cleaning, finances, maintenance matters, new owner portal, and GKN Aerospace claim. The Board acknowledged all comments and noted follow-up would occur, as appropriate.

COMMITTEE REPORTS:
Pool Committee: Mr. Servello and Mr. Irvine reported for the Pool Committee noting that all three pools were in good condition, inquired about the pool heater being turned off, and noted that the tree pine needles and leaves near the pool would potentially cause issues with pool equipment in the future.

Landscape Committee: The Directors reviewed the September and October landscape reports. It was also noted that condo side turf removal project would begin in November, that there would be a three-man crew, and that it would take approximately six months for the entire condo side turf removal project to be completed. Director Michael Montgomery inquired about the smart irrigation controllers as they went off during the recent rains. Management was directed to follow up with Las Flores to confirm the smart controllers were set up properly and working how they were intended.

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Website Committee: No report provided.

Architectural Committee: No report provided.

Maintenance Committee: No report provided.

APPROVAL OF MINUTES:
A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the September 23, 2026 General Session, as submitted.

FINANCIAL REVIEW:
The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded and unanimously carried to approve the September 2026 Financial Statement as presented, subject to audit. Management was directed to provide Director Gollin with a General Ledger report detailing GL Codes #6260 (janitorial), 6030 (collections), and #6385 (termites), as each expense had exceeded its budgeted amount. A Motion was duly made, seconded, and unanimously carried to approve keeping the $100,000.00 CD, maturing November 6, 2026, in liquid funds.

UNFINISHED BUSINESS:
Pool Repair Proposals: The Directors reviewed proposals from Alan Smith Pools and Aquawolfe Pools for center and south pool repairs. A Motion was duly made, seconded, and unanimously carried to approve the proposal for the Center pool repairs from Aquawolfe in the total amount of $87,550.00 and the proposal for the Townhouse pool repairs from Aquawolfe in the total amount of $112,950.00 to be charged to Reserves GL 3095 for pool related elements. Management was directed to coordinate with the vendor to schedule the necessary repairs and notify the community of upcoming pool closures.

NEW BUSINESS:
2026-2027 Insurance Renewals: It was noted that the 2026-2027 insurance renewal was pending and that the insurance would expire on December 9, 2026. Management was to provide the Board with the renewal information as soon as it was provided to prevent any lapse in coverage.

Inspector of Elections: The Directors discussed the inspector of elections. Management was to obtain bids for the Inspector of elections duties for the 2027 elections. It was suggested that a lockbox be placed at the guard shack so owners would be able to drop off their ballots in the lockbox, rather than mailing in the ballots. Management was to add this to the next agenda for discussion.

Homeowner Correspondence:
CV1015062: The Directors reviewed the correspondence regarding a tree trimming request. Director Montgomery noted he would check to see if this were completed, as he believed it was taken care of.

CV1023005: The Directors reviewed the correspondence regarding a tree trimming request. The Board denied the request, noting that the tree was healthy and that the seasonal leaf shedding was normal for this time of year.

CV1028627: The Directors reviewed the correspondence regarding a tree trimming request. The Board denied the request, noting that the tree was healthy and was not touching the roofline at this time.

CV1014501: The Directors reviewed the correspondence regarding breach of cybersecurity and fiduciary duties. Director Gollin stated that the financial information posted on social media was limited to Crosspointe Village resident view only and not for the public to view. Management noted that there were no cybersecurity breaches at Keystone Pacific Management and if there were to be, proper notification would be sent to all Boards and Owners.

Work Order Report: The Directors reviewed the Work Order Report.

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Next Board Meeting: The next General Session Meeting was scheduled for December 2, 2026.

ADJOURNMENT:
The General Session was adjourned at 7:47 pm.

ROLL CALL VOTES:
Pursuant to Civil Code 4926(a) all votes of the Directors were conducted by a roll call vote.

SECRETARY'S CERTIFICATE:

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

_____ _____
Board Member Date

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