

Crosspointe Village Homeowners Association
Board of Directors Meeting
June 24, 2026
General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of the Crosspointe Villate Homeowners Association was held on June 24, 2026 via Zoom and at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange CA 20865. The meeting was called to order at 6:33 p.m. by Director Montgomery.

DIRECTORS PRESENT: Mike Montgomery – President
Jeff Golling – Vice President
Amanda Frederick – Secretary
Sarah Montgomery - Treasurer
David Miranda – Member at Large

DIRECTORS ABSENT: None

CARDINAL PROPERTY MANAGEMENT REPRESENTATIVE:

April Dana, Community Manager

OTHER REPRESENTATIVES PRESENT:

Edith Banuelos
Theresa Dyer
Khristina Holland
Rhonda Insalaco
Kevin Irvine
Dona Kordich
Kevin Korf
Sarah Lumb
Jennifer McDonald
Laura Riney
Geno Servello
Sarah Solarez
Ngoc Tran
Juliana Zaragoza

HEARINGS/NON-COMPLIANCE:

CV1010786: The scheduled Hearing was held for the owner with account #CV1010786 regarding trimming a tree. 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 with the Association's Fine and Violation Policy.

CV1014196: The scheduled Hearing was held for the owner with account #CV1010786 regarding a security incident. The owner was not present but submitted written correspondence for the Board to review. A Motion was duly made, seconded, and unanimously carried to impose a fine in the amount of \$100.00 in accordance with the Association's Fine and Violation Policy.

CV1020167: The scheduled Hearing was held for the owner with account #CV1020167 regarding common area landscape. The owner was present to address the Board regarding the violation. A Motion was duly made, seconded, and unanimously carried to impose a fine in the amount of \$100.00 in accordance with the Association's Fine and Violation Policy.

CV1014475: The scheduled Hearing was held for the owner with account #CV1014475 regarding tenant behavior. The owner was not present but submitted written correspondence for the Board to review. A Motion was duly made, seconded, and unanimously carried to table the matter to the Hearing to the next Meeting.

CV1014592: A Motion was duly made, seconded, and unanimously carried to add a Hearing to the agenda for the owner with account #CV1014592 regarding lights on the stair railing. The owner was present and noted that the lights had been removed and requested the rules on how to attach the lights under the fascia be sent to the owner. Cardinal advised the owner that they need to change communications preferences to receive future notifications. A Motion was duly made, seconded, and unanimously carried to verify that the lights had been removed and to close the violation if resolved.

HOMEOWNER FORUM:

There were several homeowners present during homeowner forum. Those present raised and discussed several topics, including welcoming the new Board member, sycamore trees, community watering, and a decal inquiry. The Board acknowledged all comments and noted follow-up would occur, as appropriate.

COMMITTEE REPORTS:

Pool Committee: Mr. Servello reported for the Pool Committee noting that the townhouse pool was full of ducks and suggested closing and turning off the heat. A Motion was duly made, seconded, and unanimously carried to deny the request to close the townhouse pool. Mr. Servello also noted that the main pool water temperature was inconsistent.

Landscape Committee: Landscape and turf removal project matters were discussed. It was noted that the condo side turf removal project was approved at \$4.00 per square foot instead of the \$2.00 per square foot. It was also noted that Las Flores was moving slowly on the turf removal project on the townhouse side and that the succulents were not yet installed. The Board requested that the Landscape committee address the issues with the turf removal project with Las Flores. A Motion was duly made, seconded, and unanimously carried to table the Las Flores estimate #8321 for podocarpus trimming until the sycamore tree issue was resolved and to bundle the removals and trimming all together at once. A Motion was duly made, seconded, and unanimously carried to table the Las Flores estimate #8324 for the sycamore tree removal and replacement until after the tree assessment. A Motion was duly made, seconded, and unanimously carried to approve RPW to perform the tree assessment with report at a cost of \$185.00 per hour and to only evaluate the sycamore trees Las Flores noted as declining, for a no more than a total of fifty trees.

Website Committee: Director Gollin noted that the website was down and he was moving the website to a new secure server.

Architectural Committee: A Motion was duly made, seconded, and unanimously carried to approve the revised screen door options excluding the weather start retractable screen. Cardinal was directed to create a new list removing the unavailable doors and adding the new screen doors. It was noted that the retractable screens must be attached to the existing threshold and that no additional wood may be installed.

Maintenance Committee: There was no report from the Maintenance Committee.

APPROVAL OF MINUTES:

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the May 27, 2026 General Session, as submitted. The Board reviewed the Annual Meeting Minutes from May 27, 2026.

FINANCIAL REVIEW:

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded and unanimously carried to approve the May 2026 Financial Statement as presented, subject to audit. A Motion was duly made, seconded, and unanimously carried to reinvest all maturing CD's to 30-days.

PAYMENT PLAN REQUEST:

CV1014476: A Motion was duly made, seconded, and unanimously carried to approve the payment plan request from the owner with account #CV1014476 allowing the owner a two-month payment plan extension.

FEE WAIVER REQUEST:

CV1011914: A Motion was duly made, seconded, and unanimously carried to deny the fee waiver request from the owner with account #CV1011914.

UNFINISHED BUSINESS:

Deck Project Update: The Directors reviewed the deck project update project cost and noted that the total project cost as of May 2026 was \$986,137.67.

Utility Door Replacement: The Directors reviewed the America West Termite Report and correspondence for the utility door replacement at 12650 Scottsdale. A Motion was duly made, seconded, and unanimously carried to approve the utility door replacement at 12650 Scottsdale at the total cost of \$3,275.00 with the stipulation that the hardware would be included at no extra cost and not charged to the owner.

NEW BUSINESS:

Guard Shack Camera System Proposal: A Motion was duly made, seconded, and carried to approve the proposal from Surplus Two Way Radios, Option A for installation of upgraded camera system at the guard shacks in the total amount of \$11,200.28. Directors Miranda and Frederick abstained.

GKN Aerospace Discussion: The Directors discussed pursuing legal action against GKN Aerospace regarding a recent evacuation of the community. The Board determined that individual homeowners would need to handle their own lawsuits rather than the Association filing for the community.

Write-In Candidate Discussion: The Directors discussed the current election rules regarding write-in candidates and laws that had changed regarding elections. A Motion was duly made, seconded, and unanimously carried to revise the current Association election rules noting that write-in candidates were not permitted. Cardinal was requested to send to the membership for a 28-day comment period.

Homeowner Correspondence:

#CV1015040: The Directors reviewed the correspondence regarding maintenance concerns. Cardinal was directed to contact Crown Facility Solutions to obtain photos for the completed work in the pool areas.

#CV1014501: The Directors reviewed the correspondence regarding the arborist certification.

#CV1026279: The Directors reviewed the correspondence regarding property damage. Cardinal was directed to sent a violation letter to the reported owner of the individuals that damaged the light pole in common area.

#CV1028187: A Motion was duly made, seconded, and unanimously carried to approve the safe list request.

New Meeting Minutes Format: The Directors reviewed the new Meeting Minutes Format.

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

Next Board Meeting: The next General Session Meeting was scheduled for July 22, 2026.

ADJOURNMENT:

The General Session was adjourned at 7:52 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

DRAFT