Crosspointe Village Homeowners Association
Board of Directors Meeting
August 26, 2026
General Session Meeting Minutes

CALL TO ORDER:
The General Session Meeting of the Crosspointe Villate Homeowners Association was held on August 26, 2026 via Zoom and at Cardinal Property Management. The meeting was called to order at 6:32 p.m.

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:
Kaily Spreen, CMCA, Director of Community Management
April Dana, Community Manager

OTHER REPRESENTATIVES PRESENT:
13 Homeowners Present
Moe Omar, Verifix Security

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

SECURITY UPDATE:
Moe Omar from Verifix Security was present to update the Board on the upcoming software updates to Visit Form and discuss the new technology and camera system that was installed.

HEARINGS/NON-COMPIANCE:
CV1010657: The scheduled Hearing was held for the owner with account #CV10106575 regarding a plumbing repair. The owner was present to address the Board regarding the plumbing leak and drywall repairs. A Motion was duly made, seconded, and unanimously carried to impose a one-time repair and maintenance fine in the amount of $495.00. Management was directed to coordinate with the owner to obtain payment.

CV1013981: The scheduled Hearing was held for the owner with account #CV1013981 regarding tenant behavior. 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.

CV1014012: The scheduled Hearing was held for the owner with account #CV1014012 regarding weeds. 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.

CV1014722: The scheduled Hearing was held for the owner with account #CV1014722 regarding weeds. The owner was not present. As the violation was resolved, a Motion was duly made, seconded, and unanimously carried to close the violation.

HOMEOWNER FORUM:
There were thirteen homeowners present during homeowner forum. Those present raised and discussed several topics, including sycamore tree concerns, gate access issues, and maintenance concerns. The Board acknowledged all comments and noted follow-up would occur, as appropriate.

COMMITTEE REPORTS:
Pool Committee: Mr. Irvine reported for the Pool Committee noting that there were old clothing items and trash left inside the South and North pools on a regular basis. The Board also reviewed the correspondence from Blueray regarding the chlorine invoicing.

Landscape Committee: Landscape and turf removal project matters were discussed. It was noted that the townhome turf removal project was projected to be completed within sixty days and once the condo portion began, Las Flores would have a better idea of completion timeline, projected to be early 2027. It was also noted that there was significant grass and weed regrowth in the townhouse planters where the turf had been removed. Las Flores was applying several rounds of herbicide weed control, in addition to hand weeding, and noted that the regrowth should diminish over time.

A Motion was duly made, seconded, and unanimously carried to approve the Las Flores estimate #8362 for the monthly maintenance contract revision to $10,825.00 after the completion of the turf removal. It was noted that credit would be applied to the current monthly contracted rate once the water agency signed off on the balance of the townhouse and once each condo phase was signed off, credit would be applied to the monthly fee accordingly.

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

Architectural Committee: Chairman, Jeff Gollin, noted he would work updating the front door guidelines and then would provide the proposed guidelines to the Board for review.

Maintenance Committee: A Motion was duly made, seconded, and unanimously carried to ratify the approval from the Maintenance Committee for the Cleveland Plumbing proposal for plumbing repairs at 7727 Eastbrook in the amount of $3,300.00.

APPROVAL OF MINUTES:
A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the July 22, 2026 General Session and the Minutes of the August 17, 2026 Special Meeting, 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 July 2026 Financial Statement as presented, subject to audit. A Motion was duly made, seconded, and unanimously carried to reinvest $230,000.00 in a CD at the best available rate and to maintain $100,000.00 in liquid funds.

2026-2027 DRAFT BUDGET:
Director Gollin provided an overview on the financial situation. A Motion was duly made, seconded, and unanimously carried to approve the 2026-2027 Budget as drafted with an $8.00 increase per unit per month effective November 1, 2026. It was noted that the extra funds would be reallocated to the reserves.

2026-2027 DRAFT RESERVE STUDY:
A Motion was duly made, seconded, and unanimously carried to accept the Reserve Study prepared by Association Reserves as presented.

LIEN RESOLUTIONS:
CV1023142: As the balance was paid in full, a Motion was duly made, seconded, and unanimously carried to deny the Resolution to Record a Lien against the property of the member with account #CV1023142.

CV1014360: A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the member with account #CV1014360.

CV1021335: The Board reviewed the payment plan request provided by the homeowner. A Motion was duly made, seconded, and unanimously carried to approve the payment plan request with the stipulation that the entire balance was to be paid in full by October 31, 2026 or the Board would immediately proceed with the Resolution to Record a Lien against the property of the member with account #CV1021335.

CV1026690: A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the member with account #CV1026690.

UNFINISHED BUSINESS:

Deck Project Update: It was noted that the deck project for priority one and two decks were completed. The Board reviewed the warranty information provided by PCW Contracting services. Management was requested to provide the condo owners with information regarding deck maintenance that was the responsibility of the individual owners A Motion was duly made, seconded, and unanimously carried to approve the PCW Retention Invoice in the amount of $100,819.72 to be paid mid-September from reserves to close out the project.

Sycamore Tree Assessment Discussion: The Board discussed the sycamore tree assessment proposal provided by RPW Services and the Arbor Group. A motion was duly made, seconded, and unanimously carried to deny the proposal, as the assessment was not within the Board's current budget. It was noted that the Board would continue to monitor the health of the sycamore trees through next year and revisit the proposed sycamore tree treatments by RPW Services for the fall treatment. It was also noted that no sycamore trees were to be removed. A Motion was duly made, seconded, and unanimously carried to deny the Las Flores estimate #8324 for the removal and replacement of six sycamore trees. Management was requested to advise the vendors of the Board's decision.

NEW BUSINESS:

De Pinho Roofing Proposals: A Motion was duly made, seconded, and carried to approve the proposals from De Pinho Roofing for roof inspection and maintenance for the townhouse side in the amount of $9,194.00 and the condo side in the amount of $25,538.00. Management was requested to get the work scheduled with the vendor as soon as possible.

Pool Vendor Proposals: The Directors reviewed pool maintenance proposals from OC Pool Solutions and Marco Polo Pools. A Motion was duly made, seconded, and unanimously carried to deny the OC Pool Solutions proposal and to table the Marco Polo Pools proposal to the next Meeting. Management was requested to invite a representative from Marco Polo to attend the Board's next meeting for an interview and to provide a price list for annual maintenance items and chemicals.

Bulky Item Pickup: Director Montgomery noted that the City of Stanton was contacted regarding the lack of regular and bulky item pickup from CR&R. The City representative noted that they would monitor and track CR&R pickups in the community. Management was requested to follow up with CR&R to obtain the status of the damaged gate repair at trash enclosure #9.

Surveillance Camera Alert: Director Golling noted that there had been trespassers accessing the South gate in the early morning and suggested alerts be sent to the North Guard Shack. A Motion was duly made, seconded, and unanimously carried to approve the use of Two-way Radios to activate the alert system at the North Guard Shack, notifying staff of activity at the South Gatehouse from 12:00 p.m. to 5:00 a.m. daily at no additional cost to the Association.

Two-Way Radios Proposal: The Board discussed potential security improvements including an intercom system and LPR reader for the South Guard Shack. It was noted that the Board would evaluate the current camera system for 60-90 days before implementing any additional features. A Motion was duly made, seconded, and unanimously carried to table the proposal for the installation of the intercom system after the 90-day evaluation period.

Homeowner Correspondence:
CV1012188: The Directors reviewed the correspondence regarding neighbor nuisance and criminal activity. It was noted that the appropriate authorities were aware of the situation and were handling the matter accordingly.

CV1014501: The Directors reviewed the correspondence regarding public health hazards due to bird feces. No action required.

CV1014501: The Directors reviewed the correspondence regarding tenant safety concerns. It was noted that the appropriate authorities were aware of the situation and were handling the matter accordingly.

CV1021441: The Directors reviewed the correspondence regarding asphalt concerns. It was noted that the asphalt repairs were completed by Golden State Water. The area would be addressed during the next community slurry seal.

CV1021441: The Directors reviewed the correspondence regarding a request for water bill reimbursement. A Motion was duly made, seconded, and unanimously carried to approve the reimbursement request for the owner with account CV1021441 in the amount of $221.77 for two months of excessive water usage due to a plumbing leak.

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

Next Board Meeting: The next General Session Meeting was scheduled for September 23, 2026.

ADJOURNMENT:
The General Session was adjourned at 8:02 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