

Crosspointe Village Homeowners Association
Board of Directors Meeting
September 23, 2026
General Session Meeting Minutes

CALL TO ORDER:

The General Session Meeting of the Crosspointe Village Homeowners Association was held on September 23, 2026 via Zoom and at 240 Commerce, Suite 200, Irvine, CA 92602. The 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
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:

15 Homeowners Present
Matt Grunseich, Marco Polo Pool & Spa

EXECUTIVE SESSION SUMMARY:

The Board met in an Executive Session prior to this General Session to approve a foreclosure.

HEARINGS/NON-COMPLIANCE:

CV1010394: The scheduled Hearing was held for the owner with account #CV1010394 regarding string lights. The owner was not present. As the violation was resolved, a Motion was duly made, seconded, and unanimously carried to close the violation.

CV1011013: The scheduled Hearing was held for the owner with account #CV1011013 regarding unapproved lattice. The owner was not present. As the violation was resolved, a Motion was duly made, seconded, and unanimously carried to close the violation.

CV1014833: The scheduled Hearing was held for the owner with account #CV1014833 unapproved gutter and downspout. The owner was not present but provided written correspondence stating that she was in the process of hiring a professional to install the rain gutter appropriately and would provide all required paperwork for approval. It was noted that an Architectural Application was submitted, however the owner was required to paint the gutters the stucco color to blend in and install a splashguard at the bottom. A Motion was duly made, seconded, and unanimously carried to table the Hearing to the next Meeting.

CV1014722: The scheduled Hearing was held for the owner with account #CV1014722 regarding plumbing repair. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a one-time repair and maintenance fine in the amount of \$395.00 for the plumbing repair that was owner responsibility.

HOMEOWNER FORUM:

There were fifteen homeowners present during homeowner forum. Those present raised and discussed several topics, including sycamore tree concerns, landscape issues, maintenance concerns, and Meeting Minute clarification. 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 all three pools were in good condition and inquired about the pool heater being turned off.

Mr. Grunseich, representative of Marco Polo Pool & Spa, was present to discuss and answer the Board's questions regarding the pool maintenance proposal they provided to the Board. A Motion was duly made, seconded, and unanimously carried to approve the Marco Polo monthly maintenance pool proposal effective January 1, 2027 with the stipulation that the vendor provide a chemical pricing list and annual maintenance list. Management was directed to notify the vendor and the current pool vendor of the Board's decision.

Landscape Committee: Landscape and turf removal project matters were discussed. It was noted that the townhome turf removal project had been completed and were pending the final approval from the water district to obtain the rebate. It was also noted that the condo side phase 1 was ready to start the turf removal, there would be a three-man crew, and each area would take approximately ninety days to complete, totaling six months for both areas of the condo side.

A Motion was duly made, seconded, and unanimously carried to approve the Las Flores estimate #8369 for the supplemental plantings on the townhouse side in the amount of \$10,709.40.

Website Committee: Mr. Gollin noted he would upload the new Keystone contact information on the website.

Architectural Committee: Chairman, Jeff Gollin, noted he would work updating the front door guidelines and porch lights 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 Partners Plumbing proposal for main line repairs at 7720 Riverdale in the amount of \$10,934.52.

APPROVAL OF MINUTES:

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the August 26, 2026 General Session and the Minutes of the August 26, 2026 Executive 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 August 2026 Financial Statement as presented, subject to audit. A Motion was duly made, seconded, and unanimously carried to reinvest \$100,000.00 in a CD with a three- or six-month maturity, whichever was at the best rate and to maintain \$100,000.00 in liquid funds.

NEW BUSINESS:

Recreational Use of E-Bikes: The Board discussed restricting the recreational use of e-bikes throughout the community. No action was taken.

Pool Repair Proposals: The Directors reviewed proposals from two vendors for pool repairs. It was noted that two proposals were pending. A Motion was duly made, seconded, and unanimously carried to table the proposals to the next Meeting.

Blueray Proposal: The Directors reviewed the proposal from Blueray regarding south pool handrail repairs. It was noted that the handrail repairs were to be included in the scope of work for the pool repairs proposal. A Motion was duly made, seconded, and unanimously carried to deny the proposal.

Homeowner Correspondence:

CV1014585: The Directors reviewed the correspondence regarding a water bill reimbursement request. A Motion was duly made, seconded, and unanimously carried to deny the request as the owner received a reimbursement for water bill at the September 2026 Meeting.

CV1014144: The Directors reviewed the correspondence regarding a towing reimbursement request. A Motion was duly made, seconded, and unanimously carried to deny the request as the vehicle towed did not abide by the Association's parking rules and regulations and was towed accordingly.

CV1014501: The Directors reviewed the correspondence regarding draft Meeting Minutes revisions request. It was noted that the request was addressed. No further action taken.

CV1021441: The Directors reviewed the correspondence regarding tree concerns and fiduciary breach. No further action was taken.

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

Next Board Meeting: The next General Session Meeting was scheduled for October 28, 2026.

ADJOURNMENT:

The General Session was adjourned at 7:39 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