

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 22, 2023

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 22, 2023, at Cardinal Property Management, 3111 N. Tustin St., Suite 200, Orange, CA 92865 and via teleconference, Meeting ID# 991-5288-7456. The President, Jennifer Thomas, called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present:           Jeff Jones  
                                     Michael Montgomery  
                                     Marisa Patterson  
                                     Jennifer Thomas  
                                     Berna Valenzuela

Directors Absent:           None

Representing Cardinal:   Theresa Hirschman, CMCA, AMS, PCAM  
                                     Senior Community Manager  
                                     April Dana, Community Manager

Others Present:           Kirk and Robin Erickson  
                                     Rhonda Insalaco  
                                     Laura Riney  
                                     Alex Rivera

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner of account CV1014501 was present to inquire about the warranty from JB Bostick for the 2018 project as the small kids were loose. Cardinal was directed to follow up with JB Bostic.

H/O  
CV1014501

The owner of account CV1011881 was present to report a sighting of termites in the unit for the third time and to suggest tenting the unit. Cardinal was directed to issue a work order for an exterminator to inspect both the interior and exterior of the unit.

H/O  
CV1011881

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

H/O FORUM  
CLOSED

There was no report from the Pool Committee.

POOL COMM.

The Directors reviewed the February 16, 2023 Landscape Walk Report. No action was required. A Motion was duly made, seconded, and unanimously carried to approve proposal #7835 to remove six Alder trees near Industrial and Magic Lamp at a cost of \$3,600.00. A Motion was duly made, seconded, and unanimously carried to approve proposal #7836 to remove an Alder tree at 12705 Northbrook. Cardinal was directed to request a proposal for replacement of the removed Alder trees. The Directors reviewed the requested irrigation schedule. No action was required.

LANDSCAPE  
COMM.

There was no report from the Website Committee.

WEBSITE  
COMM.

There was no report from the Architectural Committee.

ARCH.COMM.

<p>The Directors reviewed the Maintenance Committee report. A Motion was duly made, seconded, and unanimously carried to ratify the Maintenance Committee's approval of the PCW proposal for repairs to the carport cabinet at 7778 Ramsdale and the Service First Restoration proposal for 12615 Briarglen Loop Unit M.</p>	<p>MAINTEN. COMM.</p>
<p>A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the February 22, 2023 Regular Meeting as presented.</p>	<p>APPROVAL OF MIN.</p>
<p>The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the February 2023 Financial Statement as presented, subject to audit.</p>	<p>FINANCIAL</p>
<p>A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the owner of account #CV1025680/APN#937-674-55.</p>	<p>LIEN RES. #CV1025680</p>
<p>The Directors reviewed the Resolution to Record a Lien for the owner of account #CV1014194. As the account was made current, a Motion was duly made, seconded, and unanimously carried to deny the Resolution to Record a Lien.</p>	<p>LIEN RES. #CV1014194</p>
<p>The Directors reviewed the current aging report. No action was required.</p>	<p>AGING REPORT</p>
<p>The Directors reviewed the application submitted for a rebate for electrical vehicle charging. No action was required.</p>	<p>ELECTRIC VEHICLE</p>
<p>The Directors discussed the window repairs for the owner of account #CV1020167. A Motion was duly made, seconded, and unanimously carried to table the discussion to the Executive Session.</p>	<p>#CV1020167 WINDOW</p>
<p>The Directors discussed the request of a ramp installation from the owner of account #CV1025838. It was noted the vendor was unable to install the ramp in the requested area and a letter was sent advising the owner. As no response was received from the owner, a Motion was duly made, seconded, and unanimously carried to table the item until confirmation from the owner was received.</p>	<p>#CV1025838 RAMP INST.</p>
<p>The Directors discussed the guardhouse window covering. It was noted if a window tint was installed, the gate attendants would lose visibility at night due to the brightness/lights from inside the guardhouse and blinds would be a better option. No further action was required at this time.</p>	<p>GUARD- HOUSE WINDOWS</p>
<p>The Directors discussed the updates for the deck repair project and the project manager proposals. A Motion was duly made, seconded, and unanimously carried to table the item to the next Regular Meeting.</p>	<p>PROJECT UPDATE</p>
<p>A Motion was duly made, seconded, and unanimously carried to ratify the approval of the Prendiville Insurance proposal for the Fidelity and Crime coverage at an annual premium of \$1,507.00.</p>	<p>FIDELTY INSURANCE</p>

<p>The Directors reviewed the 2023 Legislative Update regarding no gas-powered landscape equipment and short-term rentals. Cardinal was directed to confirm with the City of Stanton on the new law for gas-powered equipment, and to ask the landscape company and street sweeping company if all requirements were being met.</p>	2023 LEG. UPDATE
<p>The Directors discussed the correspondence with Automated Gate Services. It was noted there was no response from the latest email requesting input and a resolution to the continuous issues with the gates. Cardinal was directed to continue to follow up with the vendor and Director Thomas volunteered to meet with the vendor supervisor.</p>	ENTRY GATE
<p>The Directors reviewed the tree trimming proposals from Aesthetic Trees, South Green Tree Care, Great Scott Tree Care, and Tree Pros Inc. A Motion was duly made, seconded, and unanimously carried to table the proposals to the next Regular Meeting. Cardinal was directed to request from all bidders for recommendations on how to maintain the trees and to create a spreadsheet summary to compare all the proposals.</p>	TREE TRIMMING PROPOSALS
<p>The Directors discussed the landscape consultant proposals from BrightView Design, Harvest Landscape, and Andre Landscaping. A Motion was duly made, seconded, and unanimously carried to table the discussion to the next Regular Meeting.</p>	LANDSCAPE CONSULT.
<p>The Directors reviewed the PCW Contracting proposal for the utility door replacement at 7701 Lansdale Circle. It was noted the proposal from Pro Tec Building Services was pending. A Motion was duly made, seconded, and unanimously carried to approve the PCW proposal containing the metal door repair option with the stipulation that the proposal received from Pro Tec was not higher. Cardinal was directed to contact PCW to negotiate a price for multiple proposals.</p>	7701 LANSDALE UTILITY DOOR REPAIR
<p>The Directors reviewed the PCW Contracting proposal for the utility door replacement at 7703 Elmdale Way. It was noted the proposal from Pro Tec Building Services was pending. A Motion was duly made, seconded, and unanimously carried to approve the PCW proposal to replace the wood utility doors using metal doors with the stipulation that the proposal received from Pro Tec was not higher. Cardinal was directed to contact PCW to negotiate a price for multiple proposals.</p>	7703 ELMDALE UTILITY DOOR REPAIR
<p>The Directors reviewed the proposals from PCW and 24HRC for a deck post replacement at 7720 Elmdale Way Unit F. A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Contracting a cost of \$4,210.00. Cardinal was directed to contact PCW to negotiate a price for multiple proposals. Cardinal was directed to advise both bidders and the unit owner of the Board's decision.</p>	7720 ELMDALE DECK REPAIR
<p>A Motion was duly made, seconded, and unanimously carried to approve the PCW Contracting proposal for deck repairs at 12680 Briarglen Loop Unit L at the cost of \$4,170.00. Cardinal was directed to confirm with B2R that the repairs noted on the proposal included all items B2R had noted on their report.</p>	12680 BRIARGLEN DECK REP.
<p>The Directors reviewed the proposal from Allied Universal for a gate attendant and patrol services. No action was required.</p>	ALLIED UNIVERSAL

The Directors reviewed the correspondence submitted by the owner of account CV1012144 regarding a fee waiver request. A Motion was duly made, seconded, and unanimously carried to deny the waiver. Cardinal was directed to advise the owner of the Board's decision.	H/O CORRES. CV1012144
The Directors reviewed the correspondence submitted by the owner of account CV1012891 regarding a decal waiver request. A Motion was duly made, seconded, and unanimously carried to approve the request with the stipulation the owner provide verification/documentation of the accident. Cardinal was directed to advise the owner of the Board's decision.	H/O CORRES. CV1012891
The Directors discussed the correspondence submitted by the owner of account CV1021412 regarding a neighbor concern. Cardinal was directed to thank the owner for the correspondence and advise the owner to call the police if the issue happened again.	H/O CORRES. CV1021412
The Directors reviewed the correspondence submitted by the owner of account CV1025751 regarding a request for a reimbursement for vehicle damage. A Motion was duly made, seconded, and unanimously carried to table the request to the next Regular Meeting.	H/O CORRES. CV1025751
The Directors reviewed the correspondence submitted by the owner of account CV1025751 regarding a request for a commercial vehicle decal. A Motion was duly made, seconded, and unanimously carried to approve the decal request.	H/O CORRES. CV1025751
The Directors reviewed multiple correspondences submitted by the owner of account CV1014501. A Motion was duly made, seconded, and unanimously carried to table the discussion to the Executive Session.	H/O CORRES. CV1014501
The Directors reviewed the work order report. No action was necessary.	WORK ORD.
The Directors reviewed the Annual Calendar. No action was necessary.	CALENDAR
The Directors reviewed and discussed the Pending Agenda Item list. It was noted the Las Flores proposal for replanting on Scottsdale Circle was pending and the 2023-2024 Reserve Study Approval/Review Reserve Line items were being reviewed.	PENDING AGENDA ITEM LIST
There being no further business, the Regular Meeting was adjourned to the Executive Session at 7:28 p.m.	ADJOURNED
Submitted by Theresa Hirschman, CMCA, AMS, PCAM, Senior Community Manager	SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Jennifer Thomas, President

\_\_\_\_\_  
Date

SECRETARY CERTIFICATION

SECRETARY  
CERT.

I, Marisa Patterson, 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 March 22, 2023, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marissa Patterson, Secretary

\_\_\_\_\_  
Date

DRAFT