

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 28, 2021

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 28, 2021, via teleconference, meeting ID# 991-5288-7456. Director Jennifer Thomas called the Meeting to order at 6:33 p.m.

CALL TO  
ORDER

Directors Present:	Jeff Jones Marisa Patterson Jennifer Thomas Berna Valenzuela
Directors Absent:	None
Representing Cardinal:	Theresa Hirschman, CMCA, AMS, PCAM Account Manager April Dana, Assistant Account Manager Farrah Esquer, President Cardinal Property Mgmt.
Others Present:	Maria Andres Rachel Crist Cindy Ekstrom Darnella Ferguson Diane Moore Eathn Ky Pham Mayela Ramirez, Phoenix Patrol Logan Stover Dristina Walker

Theresa Hirschman reported the quorum of 51% had not been achieved to conduct the Annual Meeting as only 131 ballots of the 248 ballots required had been received. It was announced the Second Calling of the Annual Meeting would be held on May 26, 2021.

ANNUAL  
MEETING

The scheduled Hearing was held for the owner with account CV1010491 for the use of a charcoal barbeque. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING  
CV1010491

The scheduled Hearing was held for the owner with account CV1011420 for the overgrown vines. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING  
CV1011420

The scheduled Hearing was held for the owner with account CV1011844 for the noise nuisance caused by an event that was held without submitting the required event form and obtaining Board approval. The owner was not present. A Motion was duly made, seconded, and carried to impose a \$100.00 fine, in accordance with the Association's Violation & Fine Policy and close the violation. Director Jones was opposed.

HEARING  
CV1011844

The scheduled Hearing was held for the owner with account CV1012185 for the toys in the common area. The owner was present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING  
CV1012185

The scheduled Hearing was held for the owner with account CV1014004 for failure to remove the lights on the fence. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING  
CV1014004

The scheduled Hearing was held for the owner with account CV1014585 for aggressive behavior in the community. The owner was not present. A Motion was duly made, seconded, and unanimously carried to move the matter to Executive Session.

HEARING  
CV1014585

The scheduled Hearing was held for the owner with account CV1014770 for the vehicle "cat spike/mat". The owner was present and provided a written correspondence. A Motion was duly made, seconded, and carried to waive any fine that had been imposed for this matter, close the violation, and allow the "cat spike/mat" to remain in place under the car cover. Director Valenzuela abstained.

HEARING  
CV1014770

The scheduled Hearing was held for the owner with account CV1014853 for the unapproved screen door. The owner was not present; however, a written response was submitted on April 28, 2021 which stated an architectural application had been submitted and approved in early 2000. A Motion was duly made, seconded, and unanimously carried to table the matter to allow time for research. Cardinal was directed to schedule a Hearing for the next Meeting if the approved architectural application was not located to review the matter and notify the owner of the Board's decision.

HEARING  
CV114853

The scheduled Hearing was held for the owner with account CV1019548 for not having a lock on the carport storage locker. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING  
CV1019548

The scheduled Hearing was held for the owner with account CV1020937 for storing items in the carport area. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$200.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING  
CV1020937

The scheduled Hearing was held for the owner with account CV1021710 for a noise nuisance. The owner was not present. A Motion was duly made, seconded, and unanimously carried to move the matter to Executive Session.

HEARING  
CV1021710

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

Mayela Ramirez of Phoenix Patrol was present to report on neighbor-to-neighbor disputes, towed vehicles with expired permits, and advise that the lights that were burnt out had been reported.

PHOENIX  
PATROL

Director Jones gave the Pool Committee Report. No action was required.

POOL COMM.

The Directors reviewed the Landscape Committee Report regarding the April 9, 2021 landscape walkthrough with Las Flores Landscape. It was noted all required proposals would be reviewed during the next scheduled Meeting. It was additionally noted the removal of six Cypress trees was tabled to the next Meeting Agenda.

LANDSCAPE  
COMM.

There was no report provided by the Website Committee.

WEBSITE COMM.

The Directors discussed the matter of the installation of camera doorbells. A Motion was duly made, seconded, and unanimously carried to approve mailing of the following proposed Rule to the membership for the twenty-eight (28) day comment period: The installation of a camera doorbell requires submission and approval of an architectural application prior to installation. Camera doorbells must be installed in the same location as the original doorbell and must be similar in size and shape.

ARCHITECTURAL  
COMM.  
DOORBELL  
RULE CHANGE

A Motion was duly made, seconded, and unanimously carried to ratify the approval of proposal P-5144-2 from Partner's Plumbing, Inc. for repairs to a mainline break at 7734 Eastbrook at a cost of \$11,645.72.00

MAINTENANCE  
COMM.

The Directors reviewed the Maintenance Committee Report. No action was required.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the March 24, 2021 Regular Meeting as presented.

APPROVAL OF  
MINUTES

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the March 2021 Financial Statement as submitted, subject to audit.

FINANCIAL  
REVIEW

The Directors reviewed the Aging Report. No action was required.

AGING REPORT

The Reserve Study prepared by McCaffery Reserve Consulting was reviewed. A Motion was duly made, seconded, and unanimously carried to accept the Reserve Study as presented with the following adjustment: The Association's South Pool was replastered, and new tile was installed in 2020. Cardinal was directed to request that McCaffery Reserve Consulting make the adjustment and provide a revised reserve study.

RESERVE STUDY  
APPROVAL

Cardinal was requested to include a copy of the Reserve Study in the Board packet when the Draft 2021-2022 Budget was included on the Meeting agenda for Board approval.

FUTURE  
AGENDA  
ITEM

The Directors reviewed the wood replacement reserve account information. No action was required.

WOOD REPLACE  
REVIEW

The Directors reviewed the Budget Worksheet. It was noted that Cardinal would be contacting the regular monthly service providers to determine if increase were expected for the next fiscal year.

BUDGET WORK-  
SHEET

The Directors discussed the report from the Project Manager for the Wood and Painting project. The Project Manager requested a Board decision on the painting of the light housing which was not included in the original scope of work or if the Board wanted the light housing to be cleaned only, which was included in the original scope of work. The cost to paint the light housing was quoted at \$35.00 per housing, for a total cost of \$35,000.00. The Directors determined that the light housing was to be cleaned per the original scope of work and that they would reassess painting of the light housing in the future.

LIGHT HOUSING  
PROJECT

The Directors tabled the proposals submitted by Accurate Termite Pest Control, Fenn Termite, Animal Pest Management Services, Inc., The Termite Guy and America West Termite Company, Inc. A Motion was duly made, seconded, and unanimously carried to direct Cardinal to request all contractors revise their proposals using the specifications provided by Accurate Termite Pest Control.

COMMUNITY  
WIDE TERMITE  
PROJECT

The Directors reviewed the proposals submitted by OCBS, Inc. and PCW Contracting Services. A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Contracting Services to remove and replace fourteen [14] damaged concrete stair treads at 12684 Ferndale at a cost of \$3,170.00.

REPAIR  
12684 FERNDALE

The Directors reviewed the proposals submitted by OCBS, Inc., PCW Contracting Services and Concrete Hazard Solutions. A Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Contracting Services to remove and replace the concrete sidewalk in front of 12701 Brookdale Way at a cost of \$2,645.00.

REPAIR  
12701 BROOK-  
DALE WAY

The Directors discussed installation of locks on the building utility closets. As no responses had been received from the utility companies, Cardinal was requested to send follow up correspondence to the utility companies and provide responses to the Board.

UTILITY CLOSET  
LOCKS

The Directors reviewed the proposals submitted by OCBS, Inc., PCW Contracting Services and Vasin Sign Solutions, Inc. A Motion was duly made, seconded, and unanimously carried to table the review of the proposals until after the painting project was completed.

COMMUNITY  
SIGN  
REPLACEMENT  
PROPOSALS

The Directors reviewed the proposal from Hillcrest Construction Company regarding dog waste stations. A Motion was duly made, seconded, and unanimously carried to remove this item from future agendas and revisit the matter after the painting project was completed.

DOG WASTE  
STATION  
PROPOSAL

The Directors reviewed the excess water usage reimbursement request from the owner with account CV1011026. A Motion was duly made, seconded, and unanimously carried to reimburse the owner \$80.00 for the excess water usage.

H/O CORR.  
CV1011026

The Directors reviewed the correspondence from the owner with account CV1011034. Cardinal was requested to thank the owner for their suggestions and advise the Board would address the speeding issue.

H/O CORR.  
CV1011034

The Directors reviewed the work order and site inspection reports. No action was required.

WO/SI  
REPORTS

There being no further business, the Meeting was adjourned at 7:19 p.m. to the Executive Session.

ADJOURN

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

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

\_\_\_\_\_  
Date

#### SECRETARY CERTIFICATION

I, Marisa Patterson, the appointed Secretary of the Crosspointe Village Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Crosspointe Village Homeowners Association Board of Directors Meeting held on April 28, 2021, as approved by the Board Members in attendance of the Meeting.

SECRETARY  
CETIFICATION

\_\_\_\_\_  
Marisa Patterson, Secretary

\_\_\_\_\_  
Date