

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2013

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 27, 2013 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin
 Jubal Leierer
 Marisa Patterson

Directors Absent: None

Representing Cardinal: Karen Holthe, CMCA, CCAM, AMS

Others Present: James Bertolli
 Elisa Christensen
 Brad Constant
 Matt Dietrich
 Wendell Magner
 Brenda Moyer
 Art Nakawaki
 Robert Nunez
 Mayela Ramirez, Phoenix Patrol

It was noted an Executive Session was held following the January 23, 2013 Regular Meeting to approve the November 28, 2012 Executive Session Minutes and review and discuss delinquency matters.

EXECUTIVE
SESSION

President Jeff Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 7701 Westbrook Way was present to request review of an architectural application for windows. The owner was informed they needed to complete an architectural form and submit it for approval.

7701
WESTBROOK
WAY

An owner was present to report on the reported drug dealing within the community. There was discussion regarding the matter. Owners were instructed to report each incident to the police. The owner also complained about receiving a violation for storage of a wheelchair in the carport. Cardinal was directed to not send a violation for this.

OWNER
CONCERNS

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

H/O FORUM
CLOSED

The scheduled Hearing was held for the member with account #CV-0010-0382-01 for failure to clean and maintain the patio area. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a \$100.00 fine in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Board's decision and if the patio area was not maintained another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0382-01
LOCKS ON
PATIO AREA
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0477-04 for failure to repair or replace the window screen. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

HEARING
#0010-0477-04
WINDOW
SCREEN

The scheduled Hearing was held for the owner of account #CV-0010-0034-02 for failure to keep their service dog on a leash. The tenant was present. The tenant stated the dog was always on a leash and the reporting party was incorrect. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

HEARING
#0010-0034-02
PET VIO.

The scheduled Hearing was held for account #CV-0010-0339-02 for failure to repair and paint the siding after removal of the satellite dish. As the repair had been completed and the siding was painted, but the wrong color, a Motion was duly made, seconded and unanimously carried to impose a fine of \$50.00 for non-compliance in Accordance with the Association's Violation and Fine Policy if the owner did not repaint the repair the correct color within thirty days.

HEARING
#0010-0339-02
SIDING
REPAIR

The scheduled Hearing was held for the owner of account #CV-0010-0064-02 for residents repeatedly jumping over walls. The owner and the owner's son were present. The owner's son stated he did not jump over the perimeter wall as he was at school, but confirmed he had previously jumped the pool walls. The February 7, 2013 patrol report was read. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation, inform the owner of the Hearing results, and that another Hearing would be scheduled at which fines could be imposed if another report was received.

HEARING
#0010-0064-02
JUMPING
WALLS

The scheduled Hearing was held for the owner of account #CV-0010-0059-01 for residents riding a skateboard within the community. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a fine of \$50.00 for non-compliance in Accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Hearing results and that another Hearing would be scheduled at which fines could be imposed if another report was received.

HEARING
#0010-0059-01
SKATEBOARD
USE

The scheduled Hearing was held for the owner of account #CV-0010-0443-03 for accruing excessive vehicle citations, as the vehicle had been cited five times or more in a six-month period. The owner was not present. A Motion was duly made,

HEARING
#0010-0443-03
EXCESSIVE

seconded and unanimously carried to impose a \$50.00 fine for each citation, as per the Association's Parking Rules, for a total fine of \$250.00. Cardinal was directed to advise the owner of the Hearing results and remind the owner if additional citations were issued within a six-month period another Hearing would be scheduled at which fines could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0069-01 for accruing excessive vehicle citations, as the vehicle had been cited three times or more in a six-month period. The owner was not present but had submitted correspondence in the matter. The Directors reviewed the owner's response. A Motion was duly made, seconded and unanimously carried to not impose fines at this time. Cardinal was directed to advise the owner of the Hearing results and remind the owner if additional citations were issued within a six-month period another Hearing would be scheduled at which fines could be imposed.

The scheduled Hearing was held for the member with account #CV-0010-0163-02 for installation of unapproved exterior renovations. The tenant was present to represent the owner. The tenant advised the correct windows would be installed. It was noted an architectural application for the windows had been received. Director Gollin agreed to approve the application if all proposed windows met the Association's specification requirements.

The representative from Phoenix Patrol was present to discuss the patrol reports and correspondence. The Directors requested that Phoenix Patrol be more vigilant in identifying the persons that were discarding cigarette butts in the common areas.

Cardinal was directed to include "Guest Passes – How to Reduce the Number" on the agenda for the March Meeting.

Review of the post orders was tabled to the March Meeting to allow more time for the Directors to review them.

A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape dated February 6, 2013 to root prune one sycamore tree and install ten to fifteen feet of root barrier at 12735 Mistybrook Circle at a cost not to exceed \$325.00. The cost was to be charged to operating. Cardinal was directed to advise Las Flores Landscape of the Board's decision.

Cardinal was directed to issue a work order to Vinco Construction to have the stakes/forms removed from the new concrete at 12712 Ramblingbrook.

Cardinal was directed to issue a work order to Las Flores Landscape to check the smart timer for the irrigation near 7711 Mistybrook Circle as the sprinklers were on when it was raining.

There was no report from the Pool Committee.

CITATIONS

HEARING
#0010-0069-01
EXCESSIVE
CITATIONS

HEARING
#0010-0163-02
UNAPPROVED
EXTERIOR
RENOVATIONS

PHOENIX
PATROL

GUEST
PASSES

POST ORDER
CHANGE

LAS FLORES
LANDSCAPE
12735
MISTYBROOK
CIRCLE

W/O VINCO
CONSTRT.

W/O LAS
FLORES
LANDSCAPE

POOL COMM

There was no report from the Website Committee.

WEBSITE
COMM
ARCH COMM

There was no report from the Architectural Committee.

A Motion was duly made, seconded and unanimously carried to ratify the Maintenance Committee's approval of the following proposals: 1. Proposal from Proserv to repair the main line leak at 12671-L Briarglen Loop at a total cost of \$1,176.00; 2. Proposal from Scott English Plumbing to repair the drain pipe leak at 7775 Cleardale at a total cost of \$625.00; and, 3. Proposal from Proserv to repair the main line leak at 7701 Landsdale Circle at a total cost of \$593.04. The costs were to be charged to operating.

MAINT. CMTE.
RATIFICATIONS

The proposals from Scott English Plumbing to repair the main water lines at 12671-L Briarglen Loop and 7701 Landsdale Circle were denied. Cardinal was directed to advise Scott English Plumbing of the Board's decisions.

DENIED
PROPOSALS

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the January 23, 2013 Regular Meeting as written.

APPROVAL
OF REG MIN.

A Motion was duly made, seconded and unanimously carried to accept the January 2013 Financial Statement, as presented, subject to audit.

FINANCIAL
REVIEW

Cardinal was directed to provide information on where the \$20,000.00 that was recently forwarded from the collection attorney was credited and to check the budget for the allocation of tree trimming in the amount of \$3,000.00.

The Directors discussed the delinquent assessment report. No action was required.

DEL. RPRT.

A Motion was duly made, seconded and unanimously carried to accept the 2012 audit as prepared by Daniel J. Leonard, CPA. Cardinal was directed to mail the 2012 audit to the membership. The 2012 tax returns were signed.

2012 AUDIT

A Motion was duly made, seconded and unanimously carried to leave the 2012 surplus in the Association's operating account.

PRIOR YEAR
SURPLUS

Cardinal was directed to add the car wash areas/green curbs on the condo side to the list of issues previously provided to Ben's Asphalt. Cardinal was directed to instruct Ben's Asphalt to schedule the final phase of the project for the first week of May. Cardinal was also directed to advise the homeowners of the schedule for the project completion.

ASPHALT
PROJECT &
SLURRY SEAL

Cardinal was directed to send a letter to the City of Stanton inquiring what it took to release the Association from the City of Stanton so it could become a part of Garden Grove. The reasons for the request were the Association and its members

CITY OF
STANTON
CORRES

were unhappy with law enforcement efforts/protection due to drastic budget cuts and the loss of commercial businesses.

The termite damage repair at 7770-G Ramsdale was completed by PrimeCo at no charge to the Association. Therefore, the proposal from Vinco Construction was denied. Cardinal was directed to advise Vinco Construction the repair was completed under warranty. It was noted a proposal was not received from HOA Painting Services.

TERMITE REPR.
7770-G
RAMSDALE

A Motion was duly made, seconded and unanimously carried to approve the proposal from Vinco Construction for termite damage repair at 12260-C Briarglen Loop at a total cost of \$795.00. Cardinal was directed to advise Vinco Construction of the Board's decision. It was noted a proposal was not received from HOA Painting Services.

TERMITE REPR.
12260-C
BRIARGLEN
LOOP

The Directors reviewed the proposal from Las Flores Landscape to install tanglefoot bird repellant on the perimeter walls. It was noted the proposal was for the wrong areas of the perimeter walls. Cardinal was directed to request Las Flores Landscape provide a revised proposal for the North perimeter wall and to obtain an additional proposal.

PERIMETER
WALLS

Review of the proposals for the entry deck repair at 7774 Cleardale was tabled to the next Meeting. Cardinal was directed to obtain an additional proposal from Professional Services Construction.

DECK 7774
CLEADALE

Review of the proposal from Vinco Construction for the repair of carport ceiling drywall at 7731 Moordale was tabled to the next Meeting. Cardinal was directed to obtain two additional proposals.

CARPORT
CEILING RPR.

The Directors reviewed the proposals from Foresight Financial Services, Advanced Reserve Solutions, and Reserve Data Analysis to prepare the 2013 reserve study with an on-site inspection. A Motion was duly made, seconded and unanimously carried to approve the proposal from Foresight Financial Services at a total cost of \$1,585.00. Cardinal was directed to advise all bidders of the Board's decision.

2013
RESERVE
STUDY

A Motion was duly made, seconded and unanimously carried to appoint homeowner volunteers as the Inspectors of Election for the 2013 Annual Meeting/Election of Directors. It was noted proposals were not required from an outside service company.

INSPECTORS
OF
ELECTION

A Motion was duly made, seconded and unanimously carried to approve the renewal proposal from CID Insurance Programs for the Association's fidelity coverage, without computer fraud coverage, at a total annual premium of \$942.00. Cardinal was directed to advise CID Insurance Programs of the Board's decision.

FIDELITY
COVERAGE

The Directors reviewed the notice of increase from Ecolab for the pest control service. A Motion was duly made, seconded and unanimously carried to approve the increased cost of 3% per month effective February 1, 2013.

PEST
CONTROL

A Motion was duly made, seconded and unanimously carried to approve the proposal from Scott English Plumbing to replace the water pressure regulator at 7739 Ferndale with the stipulation the current water pressure regulator was tested and the actual pressure documented prior to the new regulator being installed, at a total cost of \$288.81. The cost was to be charged to operating. Cardinal was directed to advise Scott English Plumbing of the Board's decision.

WATER
PRESSURE
REGULATOR
7739
FERNDALE

The Directors reviewed the water cost analysis report for May 2010 through January 2013. Cardinal was directed to provide the water usage totals for each year. (2010, 2011, and 2012)

WATER
BILLS

The Directors reviewed the 2013 Annual Disclosure from Cardinal Property Management. No action was required.

2013 CPM
DISCLOSURE

The Directors reviewed the 2012 Legislative Summary and Selected Case Law Summary. No action was required.

2012 LEGIS.
UPDATE

The Directors reviewed the correspondence from the owner of account #CV-0010-0022-03 requesting a \$10.00 late charge be waived. A Motion was duly made, seconded and unanimously carried to deny the request, as the late charge was imposed in accordance with the Association's Assessment Collection Policy. Cardinal was requested to inform the homeowner of the Board's decision.

H/O CORRES.
#0010-0022-03
REQ. LATE
CHARGE
WAIVER

The Directors reviewed the correspondence from the owner of account #CV-0010-0411-03 and the March Hearing notice that had been sent for the purposes of assessing the costs to repair the skylight/roof. A Motion was duly made, seconded and unanimously carried to not assess the owner for the repairs. Cardinal was directed to cancel the upcoming Hearing and advise the owner of the Board's decision.

H/O CORRES
#0010-0411-03
ROOF REPAIR
COST

The Directors reviewed the correspondence from the owner of account #CV-0010-0351-02 regarding the violation letter the owner received pertaining to the blanket used to cover the owner's vehicle. A Motion was duly made, seconded and carried to advise the owner that if the owner would like to obtain a car cover, that would be acceptable, however the blanket must be removed. Director Gollin abstained. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES
#0010-0351-02
VIOLATION
LETTER

The Directors reviewed the correspondence from the owner of account #CV-0010-0250-02 requesting a payment plan to pay the maintenance assessment in the amount of \$770.00 for the water damage caused to carport #508. The owner proposed to pay \$256.66 for three months. A Motion was duly made, seconded and unanimously carried to approve the owner's request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
#0010-0250-02
REQ. PYMT
PLAN MAINT.
ASSESSMENT

The Directors reviewed the flyer from CAI regarding the Community Leadership Training Program. No action was required.

CAI –CLTP

There being no further business, the Meeting was adjourned to the Executive Session at 8:10 p.m.

ADJOURN TO
EXEC. SESS.

Submitted by: Karen Holthe, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

Jeff Gollin, President

Date

SECRETARY CERTIFICATION

CERTIFY

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 February 27, 2013 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date