

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 26, 2020

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 26, 2020, at the Smoketree Clubhouse. Director Jennifer Thomas called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Marisa Patterson
Kathleen Shannon
Jennifer Thomas
Berna Valenzuela

Directors Absent: Chris Kaesviharn

Representing Cardinal: Theresa Hirschman, Account Manager
April Dana, Assistant Account Manager

Others Present: Mayela Ramirez – Phoenix Patrol

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner of 7730 Briarglen Unit A was present to inquire when the Association payment needed to arrive at the management office. The Board advised the assessment due date was the first of the month and the final date to arrive in the management office and not incur a late fee was the fifteenth of the month.

7701 ELMDALE
WAY

The owner of 12654 Scottsdale Unit A was present to express concerns about mail theft in the community and inquired what the Association was going to do. The homeowner also requested that the carport areas be treated for cockroaches. She additionally inquired about a work order for the repair of her utility doors as the repair had not been completed.

12654
SCOTTSDALE

The owner of 7770 Ramsdale Unit E was present to advise the manholes in the community needed to be treated for cockroaches. The owner also noted there were coyote sightings in the community and the City of Stanton suggested the landscapers cut back vegetation to remove hiding areas for the coyotes. The owner also inquired if the corona virus became more serious did the Board plan to hold call in Board Meetings. Lastly, she stated she had attended the City Council meeting regarding the Village Center Drive street changes.

7770 RAMSDALE

The owner of 12618 Cleardale was present to express concerns about cigarette smoke coming into his home due to many neighbors smoking in the common areas and on their balconies

12618
CLEARDALE

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

H/O FORUM
CLOSED

The scheduled Hearing was held for the owner with account #CV1011585 for not parking their vehicles in the garage. The owner was not present. A Motion was duly

HEARING
CV1011585

made, seconded, and unanimously carried to impose a \$100.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was requested to advise the owner of the Hearing results, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing for the next Meeting, at which another fine could be imposed.

PARKING
VIOLATION

The scheduled Hearing was held for the owner with account #CV1014525 for spray painting a car in the carport. 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 requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1014525
CAR PAINTING
IN CARPORT

The scheduled Hearing was held for the owner with account #CV1014525 for working on a vehicle in the carport. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1014525
VEHICLE
REPAIRS

The scheduled Hearing for the owner with account #CV1014585 was tabled to the Executive Session at the homeowner's request.

HEARING
CV1014585

The scheduled Hearing was held for the owner with account #CV1014261 for failure to trim the plants in the patio area. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine in accordance with the Association's Violation & Fine Policy. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1014261

The scheduled Hearing was held for the owner with account #CV1014525 for stored vehicle parts in the carport. 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 requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1014525
CARPORT
STORAGE

The scheduled Hearing was held for the owner with account #CV1011054 for a dresser and miscellaneous items in the patio. The owner was present to advise the dresser had been removed. Additionally, he requested the previously imposed fine to be waived. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting so that the patio could be reviewed. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1011054
DRESSER IN
PATIO

The scheduled Hearing was held for the owner with account #CV1014610 for storing items on the patio. The owner was not present but it was reported that the items

HEARING
CV1014610

had been removed. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Board's decision.

PATIO STORAGE

The scheduled Hearing was held for the owner with account #CV1014538 for failure to repair a window screen. The owner was not present but it was reported that the screen had been repaired. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Board's decision.

HEARING
CV1014538
SCREEN REPAIR

The scheduled Hearing was held for the owner with account #CV1014823 for failure to repair a window screen. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1014823
SCREEN REPAIR

The scheduled Hearing was held for the owner with account #CV1019962 for a noise nuisance. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was requested to advise the owner of the Board's decision.

HEARING
CV1019962
BARKING DOG

The scheduled Hearing was held for the owner with account #CV1014993 for stored items on the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine in accordance with the Association's Violation & Fine Policy. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1014993
PATIO STORAGE

The scheduled Hearing was held for the owner with account #CV1014491 for failure to remove a storage container from the patio. The owner was present to report the container had been removed. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to notify the homeowner of the Board's decision.

HEARING
CV1014491
PATIO STORAGE

The scheduled Hearing was held for the owner with account #CV1010295 for failure to remove plastic shelves from the patio area. The owner was present to advise the shelf had been removed and express concerns about the nature of the violation letters being sent to homeowners and how they were being viewed. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the homeowner of the Board's decision and add a discussion about directives for a site inspection.

HEARING
CV1010295
PATIO STORAGE

The scheduled Hearing was held for the owner with account #CV1011914 for failure to remove the stored items on the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine in accordance with the Association's Violation & Fine Policy. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
CV1011914
PATIO STORAGE

The scheduled Hearing was held for the owner with account #CV1011054 for failure to remove the furniture and blanket in the patio area. The owner was present to advise the couch was an outdoor couch as it was upholstered with boat vinyl and had been on the patio for two years. Additionally, he requested the previously imposed fine to be waived. A Motion was duly made, seconded, and unanimously carried to advise the homeowner the couch had to be removed as it was not outdoor furniture and to table the matter to the next Meeting so that the patio could be reviewed. Cardinal was requested to advise the owner of the Hearing results, schedule another Hearing for the next Meeting, and add the fine waiver request to the next Meeting agenda.

HEARING
CV1011054
PATIO STORAGE

The Meeting was adjourned to the Executive Session at 7:25 p.m.

ADJOURN

The Meeting was reconvened at 7:41 p.m.

RECONVENE

Mayela Ramirez of Phoenix Patrol was present to discuss patrol issues. Ms. Ramirez reported that there were several vehicles towed, car thefts, and coyote sightings in the community in the last month. She additionally reported the gate attendants called Animal Control and were advised that coyotes were a protected species and there was nothing they could do. Ms. Ramirez also advised the vehicle entrance gates were not working again. Cardinal advised the Board the gate repair was scheduled for February 27, 2020.

PATROL REPORT

The patrol reports provided were reviewed by the Board. No action was required.

PATROL
REPORTS
POOL COMM.

There was no report provided by the Pool Committee.

A Motion was duly made, seconded, and unanimously carried to approve Seabreeze Patio Furniture proposals 741 and 742 for pool furniture repairs at a cost of \$3,287.00, to be charged to reserves.

POOL
FURNITURE

There was no report provided by the Landscape Committee and all discussions were tabled to the March 2020 Board Meeting.

LANDSCAPE
COMM.

There was no report provided by the Website Committee.

WEBSITE COMM.

There was no report provided by the Architectural Committee.

ARCHITECTURAL
COMM.
MAINTENANCE
COMM.

The Maintenance Committee reviewed two proposals to be ratified. A Motion was duly made, seconded, and unanimously carried to ratify a change order from Alan Smith Pools for pool repairs at a cost of \$8,855.00 and an addendum from O.C.B.S. for light post repairs at a cost of \$1,805.00, to be charged to reserves.

A Motion was duly made, seconded, and unanimously carried to approve the January 22, 2020 Regular Meeting Minutes, as submitted.

APPROVAL OF
MINUTES

The Directors reviewed the January 2020 Financial Statement. A Motion was

FINANCIAL

duly made, seconded, and unanimously carried to accept the January 2020 Financial Statement, subject to audit.

REVIEW

The Directors reviewed correspondence from the owner with account #CV1014736 for a payment plan counter offer. The homeowner was present. A Motion was duly made, seconded, and unanimously carried to accept the payment plan counter offer of 24 payments of \$150.87 in addition to the monthly assessments. Cardinal was directed to notify the homeowner and the accounting department of the Board's decision.

PAYMENT PLAN
CV1014736

The Directors reviewed the Resolution to Record a Lien for accounts #CV1014476, CV1012660, CV1014732, CV1014360, CV1014823, and CV1010495. A Motion was duly made, seconded, and unanimously carried to approve the Lien Resolutions.

LIEN
RESOLUTIONS

The Directors reviewed proposals from Association Reserves and Advanced Reserve Solutions to perform the 2019/2020 Reserve Study. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Advanced Reserve Solutions without a site visit at a cost of \$775.00.

RESERVE STUDY
PROPOSAL

The Directors reviewed proposals from The Davis Company and Ross Construction Management for a Community Project Manager. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Ross Construction Management for project management services for the community paint project at a cost per the contract.

PROJECT
MANAGEMENT
PROPOSALS

The Directors reviewed a light maintenance and cleaning proposal from Mr. Austin Lee for a flat fee in the amount of \$1,250.00. A Motion was duly made, seconded, and unanimously carried to deny the proposal.

LIGHT MAINT.
PROPOSAL

The Directors reviewed the proposed smoking rule. A Motion was duly made, seconded, and unanimously carried to approve the smoking rule as drafted. Cardinal was directed to distribute the proposed rule to the membership via general notice for the twenty-eight day comment period as required by law and add the adoption of the smoking rule to the April 2020 agenda.

DRAFT SMOKING
RULE

A Motion was duly made, seconded, and unanimously carried to approve a proposal from Personal Touch Cleaning to replace six soap dispensers in the pool restrooms at a cost not to exceed \$275.00.

POOL SOAP
DISPENSERS

The Directors reviewed correspondence from the owner with account number CV1014290 regarding the cost for the extension of the handrail being the homeowner's responsibility. A Motion was duly made, seconded, and unanimously carried to approve the Association to pay for the cost to extend the handrail. Cardinal was directed to notify the homeowner of the Board's decision.

H/O CORR.
CV1014290
HAND RAIL

The Directors reviewed information provided by Brookfield Residential requesting a 'License to Enter' be signed for entry to the property to perform the soil vapor and ground water assessment. A Motion was duly made, seconded, and

BROOKFEILD
RESIDENTIAL
REQUEST

unanimously carried to send the document to the Association's attorney for review and a recommendation. Cardinal was directed to add the attorney's notes and recommendations to the March 2020 agenda.

The Directors reviewed a site evaluation and emails from Ever Charge for the installation of vehicle charging station in the community. After review the Board determined to end the inquiry as the cost of the project was not cost-effective.

CHARGING
STATION
EVALUATION

The Board reviewed an email from Peak Lighting regarding the current work being performed on the pathway wood lighting poles. No action was required.

PEAK LIGHTING

The perimeter wrought iron fence discussion was tabled to the March 2020 agenda.

PERIMETER
FENCE

The Directors reviewed proposals from Accurate Termite and Pest Control. A Motion was duly made, seconded, and unanimously carried to approve proposal #53845 for termite damage repairs at 7770 Ramsdale Unit L, at a cost of \$345.00 and proposal #52461 for termite damage repairs at 7737 Ferndale Unit M, at a cost of \$1,656.00, all to be charged to reserves.

ACCURATE
TERMITE
PROPOSALS

The Directors reviewed a proposal from Accurate Termite and Pest Control for the community wide annual termite inspection. The Board directed Cardinal to obtain a revised proposal which included the attics and crawl spaces as an option and to obtain an additional proposal from another vendor and add both proposals to the March 2020 agenda.

ANNUAL
TERMITE
INSPECTION

The Directors reviewed proposals from PCW Contracting Services. A Motion was duly made, seconded, and unanimously carried to approve proposal #107654 for storage door replacement at 7734 Moordale Circle, at a cost of \$2,550.00; proposal #107717 for carport ceiling repairs at carports #860 and #861, at a cost of \$1,150.00; proposal #108267 for storage door replacement at 12616 Lansdale Circle, at a cost of \$2,550.00; proposal #108342 for utility door replacement at 12654 Scottsdale Circle, at a cost of \$2,185.00, and proposal #108186 for drywall repairs at 12660 Briarglen Loop Unit K, at a cost of \$575.00, all to be charged to reserves. Cardinal was directed to notify the vendor of the Board's decision.

PCW
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to deny proposal #107662 and #108168 from PCW Contracting Services for deck repairs noting that O.C.B.S. was conducting all deck repairs.

PCW DENIED
PROPOSALS

The Directors reviewed correspondence from the owner with account #CV1014732 requesting a waiver of late fees and interest on the assessment account. A Motion was duly made, seconded, and unanimously carried to deny the homeowner's request.

H/O CORR.
CV1014732

The Directors reviewed correspondence from the homeowner with account #CV1011575 requesting a waiver of fines on the assessment account. The owner was

H/O CORR.
CV1011575

present. A Motion was duly made, seconded, and unanimously carried to table the decision to the March 2020 Board Meeting. Cardinal was directed to email pictures of the violation to the Board for review and place the matter on the March 2020 agenda.

The Work Order and Site Inspection reports were reviewed. No action was required.

The Annual Calendar was reviewed. No action was required.

There being no further business, the Meeting was adjourned at 8:20 p.m.

Submitted by: April Dana, Assistant Account Manager

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 February 26, 2020, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

REPORTS
REVIEW

ANNUAL CAL.

ADJOURN

SUBMITTED

ATTEST

CERTIFY