

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2013

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, January 23, 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: Lee Barbour
Brad Constant
George Gonzalez, Phoenix Patrol
Denielle Lynch
Imogene Neisler
Art Nakawaki
Robert Nunez
Mayela Ramirez, Phoenix Patrol
Barbara Schneider
Shari Viola

It was noted an Executive Session was held following the November 28, 2012 Regular Meeting to approve the October 24, 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 7731 Moordale Circle was present to discuss a water leak. The Directors requested the owner provide a timeline of the events pertaining to the water leak for Board review at the next Meeting.

7731
MOORDALE
CIRCLE

The owner of 7770 Youngdale Way Unit B reported a moisture issue on Cleardale at the corner of Briarglen Loop and Cleardale across from Carport #825 on the asphalt. Cardinal was requested to issue a work order to Golden State Water to investigate the possible leak.

7770
YOUNGDALE
WAY UNIT B

The owner of 7770 Youngdale Way Unit B reported loose unused cables on a neighboring unit. The Directors requested the owner email the address to Cardinal so that a courtesy notice could be sent.

H/O FORUM
CLOSED

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

The scheduled Hearing was held for the member with account #CV-0010-0346-06 for failure to install locks on the storage doors in carport #733. The executor of the owner's estate 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 executor of the Board's decision and if the locks were not installed, another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0346-06
LOCKS ON
STORAGE
UNITS

The scheduled Hearing was held for the owner of account #CV-0010-0148-03 for failure to install locks on the storage doors in carport #565. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to direct Cardinal to close the violation and advise the owner of the Hearing results.

HEARING
#0010-0148-03
LOCKS ON
STORAGE
UNITS

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
PATIO AREA
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for failure to stop digging through the trash bins. 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 practice did not stop another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0338-01
DIGGING
IN TRASH BINS

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. The Directors reviewed the owner's response. 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 directed to advise the owner of the Board's decision and if the window screen was not repaired or replaced another Hearing would be scheduled at which fines could be imposed.

HEARING
#0010-0477-04
WINDOW
SCREENS

The scheduled Hearing was held for the owner of account #CV-0010-0477-04 for failure to keep their dog on a leash while in the common area. The owner was not present. The Directors reviewed the owner's response. 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 directed to advise the owner of the Board's decision and if they continued to walk their dog in the common area without it being on a leash another Hearing would be scheduled at which fines could be imposed.

HEARING
#0010-0477-04
PET
VIOLATION

The scheduled Hearing was held for the owner of account #CV-0010-0477-04 for failure to pick up after their dog. The owner was not present. The Directors reviewed the owner's response. 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 directed to advise the owner of the Board's decision and if they continued to fail to pick up after their dog another Hearing would be scheduled at which fines could be imposed.

HEARING
#0010-0477-04
CLEAN UP
AFTER DOG

The scheduled Hearing was held for the owner of account #CV-0010-0476-01 for repeated noise complaints. The owner and the owner's representatives were present and stated the noise reports were invalid. Cardinal was directed to send a letter to the complaining neighbor advising that noise complaints must be accompanied by a corroborating patrol report. Cardinal was also directed to leave the violation open and monitor the situation.

HEARING
#0010-0476-01
NOISE
COMPLAINTS

The scheduled Hearing was held for the owner of account #CV-0010-0361-01 for failure to repair or replace the window screens. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to direct Cardinal to close the violation and advise the owner of the Hearing results.

HEARING
#0010-0361-01
WINDOW
SCREENS

The scheduled Hearing was held for the owner of account #CV-0010-0433-02 for failure to trim the trees in the patio area. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to direct Cardinal to close the violation and advise the owner of the Hearing results.

HEARING
#0010-0433-02
TREE
TRIMMING

The scheduled Hearing was held for the owner of account #CV-0010-0161-02 for failure to remove the ivy growing on the stucco wall and have the stucco patched and painted. The owner was not present. It was noted the ivy had been removed. A Motion was duly made, seconded and unanimously carried to grant the owner a thirty-day extension to complete the patching and painting of the stucco. Cardinal was directed to advise the owner of the Hearing results and if the stucco was not patched and painted within the thirty-days another Hearing would be scheduled at which fines could be imposed.

HEARING
#0010-0161-02
STUCCO
REPAIR

The scheduled Hearing was held for the owner of account #CV-0010-0250-02 to assess the plumbing leak and water damage repair costs. The owner was not present. A Motion was duly made, seconded and unanimously carried to assess the owner's assessment account \$770.00 for the plumbing leak and water damage repair costs. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0250-02
PLUMBING
REPAIR

The scheduled Hearing was held for the owner of account #CV-0010-0051-03 for failure to obtain a construction permit from the City of Stanton. The owner was not present. It was noted the documents had been provided by the owner. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal

HEARING
#0010-0051-03
CONSTRUCTION
PERMIT

was directed to advise the owner of the Hearing results.

The scheduled Hearings for the owners of accounts #CV-0010-0133-04, #CV-0010-0141-02, #CV-0010-0197-01, and #CV-0010-0370-02 to assess the costs to repair the asphalt damage caused when the owners drove through the wet slurry seal were postponed as the invoices for the repairs had not been received. It was noted the owners of accounts #CV-0010-0197-01 and #CV-0010-0370-02 and the owner's representative for account #CV-0010-0141-02 were present.

HEARINGS
#0010-0141-02,
#0010-0197-01 &
#0010-0370-02
ASPHALT
DAMAGE

The representatives from Phoenix Patrol were present to discuss recent crimes. After discussion, a Motion was duly made, seconded and unanimously carried to change the post orders as follows: "Due to recent crimes in the community all visitors and guests in the early morning hours are required to present identification prior to entering the community, and if a guest is unable to produce identification, they will have to park outside the complex and the resident will need to escort them in on foot."

PHOENIX
PATROL
POST
ORDER
CHANGE

Cardinal was directed to send the owner of account #CV-0010- 0036-01 a letter advising the Board of Directors had been notified their renters were having guests at all hours of the day and night and there had been numerous reports of suspicious activities for which the police had been called.

VIOLATION
LETTER
#0010-0036-01

The Directors reviewed the response from the Orange County Sheriff's Department. No action was required.

OC SHERIFF
RESP.

The Directors reviewed the report regarding harassment of the Personal Touch employee. Cardinal was directed to send a letter to the owner of 12680 Briarglen Loop Unit F regarding the harassment of the Association's vendor.

CONTRACTOR
HARRASSMENT

A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape dated January 17, 2013 to remove one pear tree and stump at 7737 Ferndale Unit I and plant one fifteen-gallon redbud tree at a total cost of \$420.00. The cost was to be charged to operating. Cardinal was directed to advise Las Flores Landscape of the Board's decision.

LAS FLORES
LANDSCAPE
7737
FERNDALE
UNIT I

The Directors discussed the proposal from Las Flores Landscape dated January 17, 2013 to remove and replace a tree that was damaging the concrete at the southeast entrance of the North pool. A Motion was duly made, seconded and unanimously carried to instruct Las Flores Landscape to conduct the removal, but instead of planting a bird of paradise, install a small tree that could provide shade that would not have root issues at a cost not to exceed \$100.00 for a total cost of \$540.00. The cost was to be charged to operating. Cardinal was directed to advise Las Flores Landscape of the Board's decision.

LAS FLORES
LANDSCAPE
TREE INSTALL
NORTH POOL

A Motion was duly made, seconded and unanimously carried to approve proposal # 4318 from Las Flores Landscape to remove the medium size liquidambar at 12712 Ramblingbrook Way that was damaging the concrete sidewalk at a total cost of

LAS FLORES
LANDSCAPE
12712

\$240.00. Also, a Motion was duly made, seconded and unanimously carried to replace the removed tree with a redbud tree at an additional cost not to exceed \$100.00. The total cost of \$340.00 was to be charged to operating. Cardinal was directed to advise Las Flores Landscape of the Board's decisions.

RAMBLING-
BROOK WAY

The Directors reviewed the police report and information on the stolen irrigation controller. A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape to replace the irrigation controller that was stolen at a total cost of \$3,712.50. The cost was to be charged to reserves. Cardinal was directed to advise Las Flores Landscape of the Board's decision and request the new controller be installed using interior bolts. Cardinal was also directed to request Las Flores Landscape secure all other controllers within the Association as well.

LAS FLORES
LANDSCAPE
IRRIGATION
CONTROLLER

The Pool Committee reported the gate nearest the spa at the center pool was not automatically closing properly. Cardinal was directed to issue a work order to have the gate repaired.

POOL CMTE.
WORK
ORDER

Director Leierer reported he was working with the regional director of sales for FIOS with regard to the speed for each individual unit and was assured the problem could be corrected.

WEBSITE

The Architectural Committee advised Cardinal holiday light and decoration letters were to be mailed after February 1.

ARCH. COMM.

A Motion was duly made, seconded and unanimously carried to ratify the Maintenance Committee's approval of the following proposals: 1. Proposal from Aquatrends to replace the 2HP pump motor at the south pool at a total cost of \$887.12; 2. Proposal from Scott English Plumbing to repair the main line leak at 7737 Ferndale Unit G at a total cost of \$1,520.00; and, 3. Proposal from Las Flores Landscape to remove two large pine trees to facilitate the plumbing repair at 7711-7712 Rockybrook and install two fifteen-gallon redbud trees at a total cost of \$1,950.00. The costs were to be charged to operating.

MAINT. CMTE.
RATIFICATIONS

The proposals from Aquatic Balance for pool and spa repair, and the proposal from Proserv to repair the main water line at 7737 Ferndale Unit G, were denied. Cardinal was directed to advise both bidders of the Board's decisions.

DENIED
PROPOSALS

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the October 28, 2012 Regular Meeting as written.

APPROVAL
OF REG MIN.

A Motion was duly made, seconded and unanimously carried to accept the November and December 2012 Financial Statements, as presented, subject to audit.

FINANCIAL
REVIEW

Cardinal was directed to provide copies of the November 2012 water bills which totaled \$11,380.60 to the Board for review.

WATER
BILLS

The Directors discussed the delinquent assessment report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0112-01/APN #937-67-511, and #CV-0010-0216-01/APN #937-67-290.

LIEN
AUTHORIZA-
TIONS

The Directors reviewed the correspondence and the documents to file a small claims action against the owner of account #CV-0010-0148-02. Director Patterson volunteered to prepare the paperwork and file the small claims action on behalf of the Association.

SMALL CLAIMS
#0010-0148-02

Approval of the 2012 Audit was tabled to the February Meeting, as the audit had not been received from the Association's CPA.

AUDIT

The Directors noted that in addition to the list of issues previously provided to Ben's Asphalt there were issues with the parking spot on Rockybrook, the white STOP had not been painted on the asphalt located at the stops signs by the south gate, and the Meadowbrook east inlet fire lane had not been painted.

ASPHALT
PROJECT &
SLURRY SEAL

Cardinal was requested to obtain the cost to have the sidewalks cleaned after Ben's Asphalt had completed the final phase of the asphalt project.

SIDEWALK
CLEANING

The Directors reviewed the correspondence sent to PrimeCo Painting regarding the termite damage repair at 7770 Ramsdale Unit G. Cardinal was directed to request a proposal from HOA Painting if the issue was not addressed by PrimeCo Painting.

TERMITE REPR.
7770-G
RAMSDALE

A Motion was duly made, seconded and unanimously carried to approve proposal #CV 9005 from Vinco Construction to replace the concrete and remove the roots causing the concrete to lift at 12712 Ramblingbrook at a total cost of \$695.00. The cost was to be charged to reserves. Cardinal was directed to advise Vinco Construction of the Board's decision.

VINCO
CONCRETE
REPAIR 12712
RAMBLING-
BROOK

A Motion was duly made, seconded and unanimously carried to approve the proposal from Vinco Construction to power wash and scrape the peeling paint in three locations only. The portion to repaint the three areas was denied. Cardinal was directed to advise Vinco Construction of the Board's decisions.

VINCO
CONSTRUCTION
PAINTING
SCRAPING

The proposal from Vinco Construction for the repair of termite damage to the patio fence at 12260 Briarglen Loop Unit #C was tabled to the February Meeting. Cardinal was directed to obtain an additional proposal from HOA Painting.

VINCO
12260 BGL #C

The Directors discussed the height of the perimeter walls. It was noted the City had denied the Association's request for approval to raise the height of the walls to enhance the security of the community. Cardinal was directed to request proposals from Las Flores Landscape for application of a sticky deterrent on the top of the perimeter walls.

PERIMETER
WALLS

It was reported that the row of lamppost lights belonging to the neighboring retail center that bordered the Briarglen Loop east perimeter wall of the community remained unlit at night. Director Leierer volunteered to obtain the contact information for the center and Cardinal was requested to send a letter to the building owner or leasing agent to request the area be lighted to aide in the prevention of crime.

CONDO SIDE
RETAIL
CENTER
LIGHTS

The Directors reviewed the correspondence sent to the City of Garden Grove requesting information on the process to move the Association from the jurisdiction of the City of Stanton. As no response had been received, Cardinal was directed to send another letter to the City of Garden Grove.

CITY OF
GARDEN
GROVE

The Directors reviewed the proposals received from Accurate Termite & Pest Control, Fenn Termite & Pest Control, Newport Exterminating, and America West Termite for the annual termite service. It was noted that a proposal from The Termite Guy had not been received. A Motion was duly made, seconded and unanimously carried to approve the proposal from America West Termite at an annual cost of \$10,000.00. The cost was to be charged to operating. Cardinal was directed to advise all bidders of the Board's decision.

ANNUAL
TERMITE
SERVICE

The Directors reviewed the correspondence from the owner of account #CV-0010-0363-03 requesting additional reimbursement for excess water usage due to a water leak. A Motion was duly made, seconded and carried to approve the reimbursement minus amounts already reimbursed. Director Leierer abstained. Cardinal was requested to inform the owner of the Board's decision and prepare a check for reimbursement.

H/O CORRES.
#0010-0363-03
REQ. REIMB.
EXCESS
WATER USAGE

The Directors reviewed the appeals from the owner and the property management company for the owner of account #CV-0010-0045-01 for waiver of the vehicle citation fines previously imposed. A Motion was duly made, seconded and unanimously carried to deny the request for waiver of the fines as the violation had already occurred and was not corrected until after three citations had been issued.

H/O CORRES
#0010-0045-01
REQ. WAIVER
FINES

The Directors reviewed the correspondence from the owner of account #CV-0010-0260-01 requesting a 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
#0010-0260-01
REQ. WAIVER
LATE CHARGE

The Directors reviewed the request from the owner of account #CV-0010-0347-02 for waiver of late charges and the pre-lien charge. A Motion was duly made, seconded and unanimously carried to deny the owner's request, as the late charges were imposed in accordance with the Association's Assessment and Collection Policy, and the Association was charged for the pre-lien and had already paid the expense on the owner's behalf.

H/O CORRES.
#0010-0347-02
REQ. WAIVER
PRE-LIEN FEE &
LATE CHARGE

The Directors reviewed the correspondence from the owner of account #CV-0010-0160-07 requesting waiver of the parking decal rules. A Motion was duly made, seconded and unanimously carried to approve the owner's request with the stipulation the owner provided a copy of a utility bill for their unit. Cardinal was requested to inform the homeowner of the Board's decision.

H/O CORRES
#0010-0160-07
REQ. WAIVER
OF DECAL RULE

The Directors reviewed the correspondence from the owner of account #CV-0010-0295-01 requesting waiver of the parking decal rules. A Motion was duly made, seconded and unanimously carried to approve the owner's request with the stipulation the owner provided a copy of a utility bill for their unit. Cardinal was requested to inform the homeowner of the Board's decision.

H/O CORRES
#0010-0295-01
REQ. WAIVER
OF DECAL RULE

The Directors reviewed the correspondence from the owner of account #CV-0010-0078-02 regarding donation of a potted ficus tree. It was determined that the Association would not be able to utilize the tree within the community as ficus trees had overly invasive root systems. Cardinal was requested to refuse and thank the owner for the offer, and instead suggest that the tree be offered to the landscapers.

H/O CORRES.
#0010-0078-02
TREE
DONATION

The Directors reviewed the flyer from Cardinal regarding the 2013 Financial Tools Board Education Course. No action was required.

CPM BOD
EDUCATION

There being no further business, the Meeting was adjourned to the Executive Session at 8:25 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 January 23, 2013 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date