

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 23, 2014

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, July 23, 2014, at the Smoketree Clubhouse. President Gollin called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin
Bill Harkness
Jubal Leierer
Marisa Patterson

Directors Absent: Richard Eagan

Representing Cardinal: Karen Holthe, CMCA, CCAM, AMS

Others Present: Brad Constant
George Gonzales, Phoenix Patrol
Brenda Moyer
Mayela Ramirez, Phoenix Patrol
Raul Tamayu
Jennifer Thomas
Lorena Tominez

It was noted an Executive Session was held following the June 25, 2014, Regular Meeting to approve the May 28, 2014, Executive Session Minutes, and review and discuss delinquency and legal matters and to approve the Resolution to Foreclose on account #CV-0010-0192-03/#APN 937-67-559.

EXECUTIVE
SESSION

Director Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 7701 Westbrook was present to express concerns about the community landscaping.

7701 WESTBRK
LANDSCAPE

The owner of 7737-D Ferndale was present to express frustration that his company truck had been towed from the property, as he had no decal and was not able to safe list the vehicle. It was recommended that he obtain a decal to prevent another tow in the future, and he was informed how to obtain a decal. Cardinal was requested to place the homeowners request for reimbursement of the tow bill on the next agenda, but the homeowner stated he did not wish the Association to pay the costs and merely wanted to avoid the problem in the future.

7737-D
FERNDALE
WORK
VEHICLE
TOWED

The owner of 7727 Crestbrook was present to state that on a day when the front gate was inoperable due to a power outage, a representative from Phoenix Patrol had incorrectly guided her daughter through the exit gate and her vehicle was scratched. She inquired if the Board had received an incident report and the Phoenix Patrol representatives stated they were unaware that anything had occurred. The owner was directed to speak directly to the owner of Phoenix Patrol to address the matter. Cardinal was requested to issue a work order to the

7727
CRESTBROOK
VEHICLE
DAMAGE
ENTRANCE
GATES

gate service provider to check the battery backup system at the front gates to ensure they are operable in the event of a future power outage.

Several residents expressed concerns about the trash truck operator's failure to close the dumpster lids prior to pushing them back into the trash enclosures, causing the lids to be inaccessible, as they were then pinned in the open position. Cardinal was requested to inform the trash company to return the lids to the closed position before replacing them in the enclosures.

DUMPSTER
CLOSING

There were several complaints that the owner of account #CV-0010-0338-01 was continuing to place food in the common areas to feed stray cats. Cardinal was requested to send a violation letter to the owner and request that no food be left in any common area.

CAT FOOD
IN COMMON
AREAS

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

H/O FORUM

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to remove weeds from the patio. 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 & Fine Policy. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#0010-0382-01
WEEDS IN
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0298-01 for overgrown plants in the patio. 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 & Fine Policy. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#0010-0298-01
OVERGROWN
PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0494-02 for excessive vehicle violations. The owners were present and requested an extension to remedy the matter. A Motion was duly made, seconded, and unanimously carried to grant a 30-day extension to the owners, so they could obtain a current registration and a vehicle decal. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting to confirm compliance.

HEARING
#0010-0494-02
VEHICLE
VIOLATIONS

The scheduled Hearing for the owner of account #CV-0010-0014-04 was not held, as the owner had attended the June Meeting to request the Association review the damage and consider conducting the fascia repair. He stated that he had installed the gutter at the request of his neighbor and received no benefit from it, and when it was rusted and inoperable, he had removed it as requested. As the Board was considering the request, the Hearing was tabled to the next Meeting. Cardinal was requested to inform the owner of the status of the matter and schedule another Hearing at the next Meeting to resolve the matter.

HEARING
#0010-0014-04
FASCIA
DAMAGE
FROM
GUTTERS

The Hearings for the owners of accounts #CV-0010-0244-03 and #CV-0010-0236-01 were scheduled for the August Meeting so no action was required.

AUGUST
HEARINGS

The scheduled Hearing was held for the owner of account #CV-0010-0470-03 for failure to remove the weeds 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 close the violation. Cardinal was instructed to inform the owner the results of the Hearing.

HEARING
#0010-0470-03
WEEDS IN
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0214-03 for the resident lighting fireworks in the community. The owner was not present, but the resident had submitted correspondence in the matter. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine in accordance with the Association's Rules and Regulations and the Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results and remind them that the prohibition of fireworks was stated in the Rules and Regulations, and prior to the holiday, was also posted on the website and at the north entrance gate.

HEARING
#0010-0214-03
USE OF
FIREWORKS

George Gonzales and Mayela Ramirez from Phoenix Patrol were present to discuss patrol matters. The frequent mailbox vandalism and possible theft incidents were discussed. Cardinal reported that the US Postal Service required the individual residents to report the crimes by phone or mail before they would take action, and that a vendor had been on site to repair any box damages within the Association's control. Phoenix was provided with the phone number and forms to give to residents who reported incidents, and requested to check mailboxes when performing property walks. The Directors agreed that the message should be added to the website and Cardinal was requested to add a message to the next billing statements.

PHOENIX
PATROL
REPORT

There was discussion regarding the increase of other vandalism in the community and the recent influx of homeless people who were found to be trespassing within the Association. It was noted that some of the residents were continuing to provide access and assistance to the people congregating across the street, which was adding to the problems. Cardinal was requested to contact the owner of the adjacent property to inform them of the problem and request assistance in resolving the matter.

NEARBY
HOMELESS
ENCAMPMENT

The Directors reviewed proposals from Robocam and Phoenix Patrol for a surveillance system and camera upgrades. Jennifer Thomas volunteered to provide an additional contact who could provide a competitive quote and she was requested to forward the information to Cardinal. The Board tabled further discussion to the next Meeting.

SURVEILLANCE
SYSTEM

George Gonzales requested the Board consider additional patrol hours to address the increased incidents in the community. Mr. Gonzales was advised that the consideration of any increased patrol services was to be reviewed during the upcoming budget discussion meeting.

PATROL
INCREASE

Jennifer Thomas from the Landscape Committee was present to discuss landscaping concerns. She distributed a community map, citing multiple areas where attention was needed.

LANDSCAPE
COMMITTEE

She was informed that the Landscape Chair had recently met with the supervisor from Las Flores to address the same issues. She noted that she had not been in contact with the Chair. Cardinal was requested to schedule a group job site walk with Joe Hamby and Roberto Ramirez from Las Flores and with Jim Glenn and Ms. Thomas, and to inform the Board when the site walk was to take place.

There was no report from the Pool, Architectural or Maintenance Committees.

COMMITTEES

The Website Committee requested that the Board approve the posting of a general notice regarding the recent mailbox vandalism and possible mail thefts so that residents would be aware of the matter and know what action to take should another incident occur. A Motion was duly made, seconded, and unanimously carried to approve the notice.

WEBSITE
COMMITTEE

A Motion was duly made, seconded, and carried to approve the Minutes of the June 25, 2014, Regular Meeting as presented. Director Patterson abstained.

APPROVAL OF
MINUTES

The Directors reviewed the June 2014 Financials. A Motion was duly made, seconded, and unanimously carried to accept the Financials as prepared, subject to audit.

FINANCIAL
REVIEW

The Directors reviewed the delinquency report. No action was required.

AGING REPORT

It was reported that the most recent Reserve Study was nearly complete but the analyst had contacted Cardinal to request additional information. Cardinal was requested to add the acceptance of the completed Reserve Study to the next agenda and email the completed study to the Directors when received.

RESERVE
STUDY

The Directors reviewed the proposals for the installation of electronic key locks on the pool, restroom, and entrance gates. Cardinal was requested to send the bid specifications to Phoenix Patrol as they had previous experience with a qualified vendor who could provide a competitive bid to the community. Cardinal was also requested to contact California Gate & Entry Systems to request an updated quote for review.

ELECTRONIC
GATES

The Directors reviewed the correspondence from Director Eagan regarding video conferencing Meeting options and the purchase of a wireless Hot Spot for Board Meetings. The matter was tabled to the August Meeting.

WIRELESS
VIDEO
CONFERENCING

The Directors reviewed the correspondence and proposals from Aquatrends regarding the replacement of the VGB suction covers on the south and center pools and spas. Cardinal was requested to provide more information on the Federal VGB Act to the Board for review at the next Meeting.

VGB
COMPLIANCE

The Directors reviewed the proposal for five miscellaneous common area repairs. A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 12139 from Vinco Construction for miscellaneous repairs of the common area in the amount of \$895.00, to be charged to operating. Cardinal was requested to inform the vendor and the homeowners of the Board's decision.

COMMON
AREA
REPAIRS
BY VINCO

The information on the CAI Board Education series of fall classes was reviewed. No action was required.

BOARD ED
COURSES

The Directors reviewed the correspondence from the owner of account #CV-0010-0365-02 requesting reimbursement of excess water charges resulting from a plumbing leak. A Motion was duly made, seconded, and unanimously carried to approve a reimbursement in the amount of \$50.45. Cardinal was requested to notify the homeowner of the Board's decision and orchestrate the reimbursement.

H/O CORRES.
#0010-0365-02

The Directors reviewed the correspondence from the owner of account #CV-0010-0219-01, expressing concerns about a neighbor's dog continually barking, and a rebuttal from the dog owner with account #CV-0010-0296-01. Upon discussion, it was determined to be a neighbor-to-neighbor issue. Cardinal was requested to inform the reporting party that since the barking had not been reported by any other neighbor, before the Association would take further action, the offense needed to be corroborated by a neutral party. Cardinal was further directed to inform the reporting party that if a future incident occurred, to contact Phoenix Patrol or Animal Control to verify the barking and provide that information to the Association. Cardinal was directed to inform the dog owner of the Board's decisions.

H/O CORRES.
#0010-0219-01
#0010-0296-01

Director Gollin reported that he had difficulty with the size of the electronic Board packet. Cardinal was requested to separate the Correspondence – No Action Required section of each packet and send it as a separate document link.

ELECTRONIC
PACKETS

There being no further business, the Meeting was adjourned at 7:53 p.m. to the Executive Session to review delinquent accounts and discuss legal matters.

ADJOURN

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 July 23, 2014, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date