

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 22, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, July 22, 2015, at the Smoketree Clubhouse. Director Jeff Gollin called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Richard Eagan (via telephone)
Jeff Gollin
Bill Harkness

Directors Absent: Jubal Leierer
Marisa Patterson

Representing Cardinal: Karen Holthe, CMCA, AMS

Others Present: Jim Canini
George Gonzales, Phoenix Patrol
Hyun Ja Kim
Candi Mora
Mayela Ramirez, Phoenix Patrol
Jennifer Thomas

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

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-0010-0102-06 for failure to remove the cardboard from the carport area and replace it with a suitable oil receptacle. 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 advise the owner of the Hearing results.

HEARING
#0010-0102-06
CARPORT
MAINTENANCE

The scheduled Hearing was held for the owner of account #CV-0010-0194-02 for failure to maintain the patio area. The owner was not present. It was reported that the trash bags had been removed, but the dead plant material and weeds had not been remedied. As the violation had not been fully 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, revise the violation to omit the reference to the trash bag storage, which had been remedied, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#0010-0194-02
PATIO
MAINTENANCE

The scheduled Hearing was held for the owner of account #CV-0010-0128-01 for failure to maintain 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 \$50.00 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
#0010-0128-01
CARPORT
MAINTENANCE

The scheduled Hearings were held for the owner of account #CV-0010-0198-04 for three separate noise disturbance issues. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine for the incident on May 24, 2015, a \$100.00 fine for the incident on June 13, 2015, and an additional \$100.00 fine for the June 16, 2015 incident, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing if another disturbance was reported.

HEARINGS
#0010-0198-04
NOISE
DISTURBANCES

The scheduled Hearing was held for the owner of account #CV-0010-0252-02 for a noise disturbance. The owner was in attendance and apologized to the Board for the incident. The owner explained that a roommate was not getting necessary medication, which caused the violent and delusional behavior. As the violation was a repeated occurrence, a Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine, in accordance with the Association's Violation & Fine Policy. The Board further recommended that the owner screen his roommates more carefully in the future. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing if another incident was reported.

HEARING
#0010-0252-02
NOISE
DISTURBANCE

The scheduled Hearing was held for the owner of account #CV-0010-0312-01 for failure to control an animal. The owner was in attendance and admitted that the dog did attack another dog last year, but stated that this latest incident was caused by children who scared the dog. The owner also stated that they have lived there 16 years with the dog without incident and would be more careful in the future. A Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine, but hold the fine in abeyance. Cardinal was directed to hold the fine and assess the fine to the owner's account only if another incident was reported to occur. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing if another incident was reported.

HEARING
#0010-0312-01
FAILURE TO
CONTROL
ANIMAL

The scheduled Hearing was held for the owner of account #CV-0010-0169-02 to assess the cost of two vendor service calls for a washing machine leak which damaged the carport below. The owner was present and stated that the washer was replaced and there was no dispute with the issue, but was disputing the amount of the fees. A Motion was duly made, seconded, and unanimously carried to assess the costs of \$625.00 to the owner's assessment account for the plumbing service call and the carport repair charge. Cardinal was directed to advise the owner of the Hearing results and include a copy of both of the plumbing service charge invoice and the carport repair invoice for the owner's records.

HEARING
#0010-0169-02
ASSESS
SERVICE CALL
COST

George Gonzales and Mayela Ramirez from Phoenix Patrol were present to discuss patrol matters. Concerns were expressed about staff attitudes and stored vehicle enforcement. Phoenix stated that they had addressed the issues with their staff. No action was required.

PHOENIX
PATROL
REPORT

No report was provided by the Landscape Committee.

L/S CMTE.

The Directors reviewed proposal #6089 from Las Flores Landscape for the removal and replacement of two pine trees. A Motion was duly made, seconded, and unanimously carried to approve removing only one of the two trees and stump grind, and install a replacement tree at a cost of \$1,025.00, to be charged to reserves. Cardinal was requested to send the modified approval to Las Flores Landscape and request that they select the tree which was most likely the cause of the asphalt damage.

TREE
TRIMMING/
REMOVALS

The Directors reviewed the annual tree trimming schedule correspondence. No action was required.

TREE TRIMMING

The Directors tabled review of the proposals for the refurbishing or replacing of the pool furniture to the next Meeting, when more Directors would be present.

POOL
FURNITURE

There was discussion of the necessity of increasing the height of the pool area gates. Cardinal was directed to request a revised proposal from CPR Construction which would include all three pools for the Board's review at the next Meeting.

POOL GATE
HEIGHT

The Directors reviewed the proposal from Scott English Plumbing to replace current plumbing fixtures in the three pool areas with new water-saving fixtures. Cardinal was directed to request an itemized bid from the vendor so that individual options could be selected and add the item to the next agenda.

WATER-WISE
PLUMBING
UPGRADES

There was no report from the Website Committee.

WEBSITE

There was no report from the Architectural Committee.

ARCH. CMTE.

The Directors reviewed the proposals that had been approved by the Maintenance Committee on June 23, 2015, July 2, 2015, July 6, 2015, July 9, 2015, and July 13, 2015. A Motion was duly made, seconded, and unanimously carried to ratify the approval of proposal #52693 from Aquatrends to repair the north spa pump seal; #4459 from Scott English Plumbing to re-route pipes from a slab leak; proposal #4459 from Scott English for a mainline repair; proposal #4455 from Scott English Plumbing for a main line repair; and a proposal from Golden Bell Products for sewer roach control, at a total cost of \$6,785.47. As the work had already been conducted, Cardinal was requested to forward the signed copies of the proposals to the vendors for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and carried to approve the Minutes of the June 24, 2015, Regular Meeting, as presented. Director Gollin abstained.

APPROVAL OF
REG. MINUTES

The Directors reviewed the June 2015 Financial statement. A Motion was duly made, seconded, and unanimously carried to accept the Financial statement as prepared, subject to audit.	FINANCIAL REVIEW
The Directors reviewed the current aging report. No action was required.	AGING RPT.
The Directors reviewed the Association Lien Service and the McIntyre Law Group status reports. No action was required.	COLLECTION STATUS RPTS.
Cardinal was requested to place the 2016 Budget on the next agenda for approval. Director Gollin invited the Directors to join a Budget review session prior to the next Meeting.	BUDGET DRAFT
The Directors reviewed the comments provided by one member of the Association regarding the proposed rule regarding unescorted guests. On Motion duly made, seconded, and unanimously carried the Directors approved adoption of the rule regarding unescorted guests. The Directors requested that Cardinal thank the member for his comments and to note that the new rule only applied to guests and not off-site homeowners. Cardinal was requested to update the Rules and Regulations document and distribute the new rule to the membership as required by law.	UNESCORTED GUEST RULE ADOPTION
A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14074 from Vinco Construction to perform multiple repairs, at a total cost of \$1,395.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decision.	VINCO REPAIRS
A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14143 from Vinco Construction to perform deck repairs at 7701 Elmdale, at a total cost of \$695.00. Cardinal was requested to inform the vendor and the homeowner of the Board's decision.	VINCO REPAIRS 7701 ELMDALE
A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14218 from Vinco Construction to perform a framing inspection and conduct drywall repairs at carport #662, at a total cost of \$595.00. Cardinal was requested to inform the vendor and the homeowner of the Board's decisions.	VINCO REPAIRS CARPORT #662
A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14170 from Vinco Construction to perform multiple mailbox post repairs throughout the community, at a total cost of \$3,250.00, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decisions and issue a work order to Las Flores to adjust the irrigation near all of the mailboxes to ensure that water did not spray on the bases.	VINCO MISC MAILBOX POST REPAIRS
A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14143 from CPR Construction to perform interior repairs at 12640 Briarglen Loop #H, following water intrusion, at a total cost of \$2,351.00. Cardinal was requested to inform the	CPR INTERIOR REPAIRS 12640 #H

vendor and the homeowner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0485-03 requesting the Board remove a vehicle citation that had been received for a stored vehicle. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0480-01 requesting the Association orchestrate the installation of new hand rails in the common area outside the unit. On Motion duly made, seconded, and unanimously carried the Board denied the homeowner's request. Cardinal was requested to notify the homeowner that the Board could not set a precedent such as this, but the homeowner was encouraged to submit an Architectural Application and once approval was obtained, to hire their own contractor to complete the improvement as approved.

The Directors reviewed correspondence from the owner with account #CV-0010-0067-01 requesting the Association pay for the repair of additional interior items that had been damaged by a water leak. A Motion was duly made, seconded, and unanimously carried to deny the request, as the Association was not responsible for the items according to the CC&R's. Cardinal was requested to inform the owner of the Board's decision.

There being no further business, the Meeting was adjourned at 7:31 p.m.

Submitted by: Karen Holthe, Senior Account Manager

ATTEST:

Jeff Gollin, 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 July 22, 2015, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

BRIARGLEN

H/O CORRES.
#0010-0485-03
CITATION
WAIVER REQ.

H/O CORRES.
#0010-0480-01
INSTALL HAND
RAILS

H/O CORRES.
#0010-0067-01
REQUEST FOR
INTERIOR RPR

ADJOURN

SUBMITTED

ATTEST

CERTIFY