

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 28, 2012

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 28, 2012 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:35 p.m.

CALL TO
ORDER

Directors Present: Michael Foley (Via Telephonic Conference)
Jeff Gollin
Marisa Patterson

Directors Absent: None

Representing Cardinal: Karen Holthe, CMCA, CCAM

Others Present: Lee Barbour
Brad Constant
Joe Hamby, Las Flores Landscape
Jubal Leierer
Gabe Martinez
B.K. (Kris) Mudunuri
Imogene Neisler
Mayela Ramirez, Phoenix Patrol
Victor Ramirez, Phoenix Patrol

Director Michael Foley left the Meeting at 6:37 p.m.

DIR. FOLEY

Joe Hamby of Las Flores Landscape was present to discuss landscape matters. Mr. Hamby distributed a landscape maintenance report, which he stated would be provided monthly to the Board for review. There was discussion on the entrance planters and the creation of a long-term plan to remove excessive turf areas and replace them with drought-tolerant plant material. Mr. Hamby stated he would bring his stump grinder to the community and remove all stumps at a per day rate, rather than a per stump rate, which would save the Association money. He noted that the WeatherTRAK controllers were working well to save the Association money on the water bills, as they were automatically adjusting every day to the varying weather conditions. Director Gollin volunteered to walk the community to help create the long-term landscape plans and discuss the schedule for future tree trimming. Mr. Hamby was thanked for his attendance.

LANDSCAPE
MATTERS

President Jeff Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 7721 Meadowbrook was present to report the grass appeared neglected near her unit, and visible tree roots remained from the recent tree removal.

GRASS/ROOTS
7721 MDWBRK.

The owner of 7770-B Youngdale Way was present to report the recent work completed by PrimeCo was unsatisfactory, stating the deck was not painted all the way to the edge, there was still damaged wood present on the building and the nearby

WOOD/PAINT
PROBLEMS
7770-B

fence, and the new paint on the deck surface was already peeling. President Gollin stated he would contact PrimeCo to remedy the situation.

YOUNGDALE

The owner of 12680 Newdale Way was present to express his unhappiness at having to reimburse the Association for a plumbing service call and common area repairs necessary as a result of a leak within his unit, adding that he could have gotten it done more cheaply. He requested information on the procedures for installing a water softener, and reported that a beam was cracked in his carport. He also requested the Board allow a decal to be voided without providing the actual decal, as he had sold his Mitsubishi with the decal affixed to the windshield.

MULTIPLE
ISSUES
12680 NEWDALE

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

H/O FORUM

The scheduled Hearing was held for the member with account #CV-0010-0218-05 for failure to install locks on the storage units in carport #646. The homeowner was not present. It was reported per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0218-05
CARPORT #646

The scheduled Hearing was held for the member with account #CV-0010-0253-02 for failure to install locks on the storage units in carport #510. The homeowner was not present. It was reported per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0253-02
CARPORT #510

The scheduled Hearing was held for the member with account #CV-0010-0253-02 for failure to install locks on the storage units in carport #543. The homeowner was not present. It was reported per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0253-02
CARPORT #543

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to affix a vehicle decal to the windshield. The homeowner was not present. It was noted per the site inspection that the decal 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0264-01
VEHICLE
DECAL

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to remove the stored items from carport #867. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0264-01
CARPORT #867
STORED ITEMS

The scheduled Hearing was held for the member with account #CV-0010-0470-03 for failure to provide a city permit and signed final inspection documentation for prior architectural modifications. The homeowner was not present, but it was reported that the correct paperwork had been received with a signed final inspection dated March 26, 2012, thus the violation had been corrected. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was requested to close the violation and notify the owner of the Board's decision.

HEARING
#0010-0470-03
ARCH. MODS.
WITHOUT
APPROVAL

The scheduled Hearing was held for the member with account #CV-0010-0059-01 for failure to remove the stored items from the patio. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0059-01
STORED ITEMS
PATIO

The scheduled Hearing was held for the member with account #CV-0010-0118-03 for failure to remove the stains from carport #574. The homeowner was not present, but correspondence had been submitted, reporting compliance, and it was noted per the site inspection that the violation had been corrected. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was requested to close the violation and notify the owner of the Board's decision.

HEARING
#0010-0118-03
CARPORT #574

The scheduled Hearing was held for the member with account #CV-0010-0174-03 for failure to remove the stains from carport #793. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0174-03
CARPORT #793

The scheduled Hearing was held for the member with account #CV-0010-0174-03 for accruing excessive vehicle citations, as the vehicle had been cited three times or more in a six-month period. A Motion was duly made, 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 \$150.00. Cardinal was requested to notify the owner of the Board's decision and remind the owner if any additional citations were received within a six-month rolling window, they would be called to another Hearing and fined

HEARING
#0010-0174-03
EXCESSIVE
CITATIONS

accordingly.

The scheduled Hearing was held for the member with account #CV-0010-0209-02 for failure to repair damages to the hot water heater closet and surrounding common area. The owner was not present, but a neighbor was present on behalf of the owner to report that the leaking hot water heater had been replaced, and the interior dry wall would be replaced by Saturday, March 31, 2012, weather permitting. He added that the stained exterior wall was also to be painted and requested paint color information. He was referred to the Association's website. A Motion was duly made, seconded and unanimously carried to stay any fine in the matter, monitor the repair progress, and call the owner to another Hearing at the next Meeting if the repairs were not completed as promised.

HEARING
#0010-0209-02
COMMON
AREA
DAMAGE

Victor Ramirez and Mayela Ramirez from Phoenix Patrol were present. It was noted that the carbon copies of the vehicle citations were too faint. Phoenix was requested to remedy the matter so that the citations were more readable.

PHOENIX
PATROL

The Pool Committee report was discussed, as the annual heater inspection had taken place on the Association's six pool and spa heaters and Aquatrends had provided an accompanying proposal. The proposal recommended that the center pool heater and the south spa heater both be replaced. A Motion was duly made, seconded and unanimously carried to approve the replacement of the south spa heater by Aquatrends at a cost not to exceed \$3,190.00, to be charged to reserves. Cardinal was requested to notify Aquatrends of the Board's decision and to obtain bids for the center pool heater to review at the next Meeting.

POOL
COMMITTEE

There were no Website or Architectural Committee reports.

CMTE. REPORTS

The Maintenance Committee reported that two Meetings had been held to handle four water leak and safety matters. A Motion was duly made, seconded and unanimously carried to ratify the actions of the Maintenance Committee and approve the Committee Minutes of the February 22, 2012 and the March 14, 2012 Committee Meetings as written.

MAINT.
COMMITTEE

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the February 22, 2012 Regular Meeting as written.

APPROVAL
OF REG MIN.

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

FINANCIAL
REVIEW

The Directors discussed the delinquent resident report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0069-01/APN #937-67-303, #CV-0010-0112-01/APN #937-67-511, #CV-0010-0443-03/APN #937-67-257, and #CV-0010-0467-01/APN #937-67-527.

DELINQUENCY
LIENS
RECORDED

The Directors reviewed the outstanding balance on delinquent account #CV-0010-0253-02. It was noted that the unit had been foreclosed on by a senior lien holder. A Motion was duly made, seconded and unanimously carried to write-off the outstanding balance of \$297.64 on delinquent account #CV-0010-0253-02 as bad debt.

BAD DEBT
#0010-0253-02
WRITE-OFF

The Directors reviewed the outstanding balance on delinquent account #CV-0010-0048-02. It was noted that the unit had been foreclosed on by a senior lien holder. A Motion was duly made, seconded and unanimously carried to pursue a judgment in small claims court in the amount of \$1,375.41 on delinquent account #CV-0010-0048-02.

BAD DEBT
#0010-0048-02
SMALL CLAIMS

The Directors reviewed the outstanding balance on delinquent account #CV-0010-0020-03. It was noted that the unit had a chapter 7 bankruptcy that was discharged February 24, 2012, leaving a balance of \$214.79 that was protected in the bankruptcy. A Motion was duly made, seconded and unanimously carried to write-off the discharged balance of \$214.79 on delinquent account #CV-0010-0020-03.

BAD DEBT
#0010-0020-03
BANKRUPTCY

The Directors reviewed the outstanding balance on account #CV-0010-0374-02. It was noted that the property had been paid off through legal collections, leaving an outstanding balance on the account of \$106.74. A Motion was duly made, seconded and unanimously carried to write-off the outstanding balance of \$106.74 on account #CV-0010-0374-02.

BAD DEBT
#0010-0374-02
O/S BALANCE

A Motion was duly made, seconded and unanimously carried to accept the audit for the fiscal year ended October 31, 2011, as presented by Dan Leonard, CPA.

ACCEPTANCE
OF AUDIT

The Directors discussed the PrimeCo Painting & Construction project progress. It was noted that the project was nearing completion and would be finished within the next few weeks. A Motion was duly made, seconded and unanimously carried to ratify change order #021712ras1032 for the emergency wood replacement conducted at 7770 Youngdale, Unit H, at a cost of \$1,200.00, as the replacement of the wood was necessary and not included in the original scope of work for the project.

WOOD/PAINT
PROJECT

The proposals from Peak Lighting for the replacement of two light poles on Ramsdale were reviewed. It was noted that the proposal to replace the missing light pole at 7775 Ramsdale had been approved at the prior Meeting. A Motion was duly made, seconded and unanimously carried to approve the revised proposal dated March 8, 2012 to replace the severely rusted light pole across from 7775 Ramsdale and replace the light pole to match the property standard, at the reduced price of \$1,786.24. Cardinal was requested to notify the vendor of the Board's decision and request that work on both poles be commenced as soon as possible, to be charged to reserves.

PEAK
LIGHTING
LIGHT POLE
PROPOSAL
RAMSDALE

The Directors reviewed the proposals to conduct gutter repairs at 12657 Scottsdale. A Motion was duly made, seconded and unanimously carried to approve the proposal dated March 16, 2012 from McCormack Roofing to conduct the gutter repairs at 12657 Scottsdale Circle, at a cost not to exceed \$450.00, to be charged to

GUTTER
REPAIRS
12657
SCOTTSDALE

operating. The proposal from Antis Roofing was denied. Cardinal was requested to notify both vendors of the Board's decisions.

The proposals from Able Restoration, CPR Construction and Vinco Construction were reviewed for the interior repairs at 12680-N Briarglen Loop due to a plumbing leak. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 7375 from Vinco Construction dated March 16, 2012 to conduct repairs in the living room, bathroom and kitchen, at a cost of \$2,395.00 to exclude carpet, pad and installation, to be charged to operating. Cardinal was requested to notify the vendors of the Board's decisions and notify the homeowner that the Association was not responsible for the carpet damage due to the stored items located within the unit that prevented the timely detection of the moisture damage to the carpet.

INTERIOR
REPAIRS
12680 N
BRIARGLEN
LOOP

The Directors reviewed the mold remediation report for the unit at 12655 K Glendale Circle. No action was required.

MOLD-12655-K
GLENDALE

The Directors reviewed the proposal from Concrete Hazard Solutions dated March 21, 2012 to remove and replace 40 square feet of concrete on the corner across from the mailboxes on Ramsdale at a cost of \$750.00. A Motion was duly made, seconded and unanimously carried to deny the proposal, as the Directors had reviewed the supplied photos and felt that a repair would be more appropriate than replacement. Cardinal was directed to issue a work order to Vinco to either grind the area or fill the crack at a cost not to exceed \$150.00.

CONCRETE
REPAIR
RAMSDALE

The Directors reviewed the information provided by Cardinal with regard to the new recycling law (AB341) that required all multi-unit communities to have recycling services effective July 1, 2012. It was noted that the City of Stanton has already partnered with CR&R, the refuse vendor, to recycle the city's waste, eliminating the need for additional containers or separate collection pick ups normally associated with residential recycling programs.

RECYCLING
REQUIRED

The Directors discussed the community yard/garage sale. Cardinal was requested to invite Ms. Brenda Moyer of 7770-G Youngdale Way to attend the next Meeting to discuss the matter further, as she had previously volunteered to chair the next event.

GARAGE/
YARD SALE

The Directors reviewed the photos of the damaged wall in carport #644. As it was uncertain how the damage had occurred, Cardinal was requested to obtain bids to repair the carport wall.

CARPORT #644
DAMAGED

The Directors reviewed the correspondence from the owner of accounts #CV-0010-0036-01 and #CV-0010-0188-03 requesting the late fees be waived from each assessment account. A Motion was duly made, seconded and unanimously carried to deny the requests, as the assessments were due on the 1st, and per the owner's statement, they were not mailed until the 12th. Cardinal was requested to notify the owner of the Board's decisions and suggest that automatic debit be utilized to ensure future payments are received in a timely manner.

H/O CORRES.
#0010-0036-01
#0010-0188-03
LATE FEES

The Directors reviewed the correspondence from the owner of account #CV-0010-0485-03 requesting permission to operate a home-based website business. A Motion was duly made, seconded and unanimously carried to approve the request for a Home Occupation Permit. Cardinal was requested to notify the owner of the Board's decision

H/O CORRES.
#0010-0485-03
HOME-BASED
BUSINESS

The Directors reviewed the correspondence from the tenants of account #CV-0010-0296-01 requesting the Board waive the vehicle decal requirement to have each vehicle registration reflect the property address, as a change in their location would revoke their current insurance coverage. A Motion was duly made, seconded and unanimously carried to waive the requirement, provided that the tenants submit a copy of the current vehicle insurance and a current utility bill reflecting proof of residency in the community. Cardinal was requested to notify the tenants of the Board's decision and stipulations.

H/O CORRES.
#0010-0296-01
TENANT
VEHICLE
DECAL

The Directors reviewed the correspondence from a resident of account #CV-0010-0128-01 complaining about several neighbors. Cardinal was requested to send a letter to the owner of account #CV-0010-0127-04 requesting the dog be quieted down, as it was reported to bark for long periods of time during both day and night, and to remind the owner that the dog must be on a leash at all times when outside the residence. Cardinal was then requested to send a letter to the reporting party that a letter had already been sent to the owner of #CV-0010-0131-01 regarding barbeque safety, and that if he witnessed another incident of unsafe barbeque practices, to immediately notify the gate attendants so that the date and time of the incident could be documented and the Board could take appropriate action. Additionally, should the neighbor again be smoking marijuana outside, the police should be called as that practice should only be conducted inside the residence if allowed by law.

H/O CORRES.
#0010-0128-01
NEIGHBOR
DISPUTES
#0010-0127-04
#0010-0131-01

The Directors reviewed the CAI information on the legislative day at the Capitol. No action was required.

LEGIS. UPDATE

The Directors reviewed the master fidelity insurance renewal proposal from CID Insurance Programs. A Motion was duly made, seconded and unanimously carried to approve the renewal of the policy at an annual premium of \$1,920.00 to be charged to operating. Cardinal was requested to notify the vendor of the Board's decision.

FIDELITY
INSURANCE
RENEWAL

The Directors discussed the requirements, duties and responsibilities of being a Board Member. A Motion was duly made, seconded and unanimously carried to appoint Mr. Jubal Leierer to the Board to complete the remainder of James Glenn's term of office. Mr. Leierer took his seat on the Board.

DIRECTOR
APPOINTED

It was noted an Executive Session was held following the February 2012 Regular Meeting to review and discuss legal issues and delinquency matters.

EXEC. SESS.

There being no further business, the Meeting was adjourned to the Executive Session at 8:05 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 March 28, 2012 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date