

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 23, 2016

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 23, 2016, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:32 p.m.

CALL TO
ORDER

Directors Present: Bill Harkness
Jubal Leierer
Marisa Patterson

Directors Absent: Richard Eagan
Jeff Gollin

Representing Cardinal: Lisa Bryce, Assistant Account Manager

Others Present: Kathy Black
Brad Constant
George Gonzales, Phoenix Patrol
Janet Hall
Dung Luu
Michael Nagle
Mayela Ramirez, Phoenix Patrol
Jennifer Thomas

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 7727 Crestbrook was present to discuss the height requirements for the trees on patios, hooks that had been installed in the cabinets in carports, and inquire when the tree trimming would occur on Mistybrook and Rockybrook. Cardinal was requested to email the potential dates the tree trimming would occur.

7727
CRESTBROOK

The owner of 7770-B Youngdale was present to discuss when the Chinese elms on Elmdale would be trimmed. Cardinal was directed to send a second letter to Las Flores Landscape to request a proposal for the Chinese elm trees on Elmdale that needed trimming.

7770-B
YOUNGDALE

The owner of 7735-C Briarglen was present to inform Cardinal that he had complied with the removal of the items left on his patio. Cardinal was requested to confirm that the items were removed at the next site review.

7735-C
BRIARGLEN

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 of account #CV-0010-0382-01 for failure to maintain the front patio 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 \$100.00 fine, in accordance with the Association's Violation & Fine Policy.

HEARING
#0010-0382-01
PATIO
MAINT.

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. Cardinal was directed to send a cease and desist letter to the homeowner to comply with the violation.

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. 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. Cardinal was directed to send a cease and desist letter to the homeowner to comply with the violation.

HEARING
#0010-0194-02
PATIO
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0314-01 for having unescorted guests on March 1, 2016 in violation of the loitering rule. 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 Hearing results and inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0314-01
UNESCORTED
GUESTS/
LOITERING
2/3/16

The scheduled Hearing was held for the owner of account #CV-0010-0005-03 for plants needing to be trimmed. 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
#0010-0005-03
TREE
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0102-06 for the fascia needing to be cleaned. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and 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
#0010-0102-06
FASCIA
NEEDING TO BE
CLEANED

The scheduled Hearing was held for the owner of account #CV-0010-0328-04 for the plants/trees needing to be trimmed. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0328-04
TRIM PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0049-01 for items being stored on the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to grant a thirty-day extension to remove the last item on the patio. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting.

HEARING
#0010-0049-01
STORED ITEMS
ON THE PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0056-02 for the plants needing to be trimmed. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0056-02
TRIM PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0081-07 to revoke membership privileges due to a delinquent assessment account. The owner was not present. As the delinquency had not been corrected, a Motion was duly made, seconded, and unanimously carried to revoke common area amenity privileges and voting rights, in accordance with the Association's governing documents. Cardinal was directed to advise the owner of the Hearing results and carry out the revocation as requested.

HEARING
#0010-0081-07
REVOKE
PRIVILEGES

The scheduled Hearing was held for the owner of account #CV-0010-0193-01 for not parking their vehicle in the garage. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0193-01
VEHICLE IN
GARAGE

The scheduled Hearing was held for the owner of account #CV-0010-0139-01 for the plants needing to be trimmed. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0139-01
TRIM PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0155-02 for the plants needing to be trimmed. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0155-02
TRIM PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0195-02 for stored items on the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0195-02
STORED ITEMS
ON PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0196-02 for damaged screens on the windows. 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
#0010-0196-02
DAMAGED
SCREENS

The scheduled Hearing was held for the owner of account #CV-0010-0226-01 to assess the cost of damage to an Association unit caused by a hit and run accident. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to assess the homeowner account, at a cost of \$4,209.92. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0226-01
HIT AND RUN

The scheduled Hearing was held for the owner of account #CV-0010-0252-02 for missing locks on the storage unit. 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
#0010-0252-02
MISSING LOCKS

The scheduled Hearing was held for the owner of account #CV-0010-0325-01 for items being stored on 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 \$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
#0010-0325-01
STORED ITEMS
ON THE PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0355-03 for the satellite dish being attached to the patio fence. 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
#0010-0355-03
SATELLITE
DISH ATTACHED
TO PATIO FENCE

The scheduled Hearing was held for the owner of account #CV-0010-0355-03 for installed bike hooks on the cabinet in the carport. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0355-03
INSTALLED
BIKE HOOKS

The scheduled Hearing was held for the owner of account #CV-0010-0369-02 for the plants being overgrown on 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 \$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
#0010-0369-02
TRIM PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0412-01 for the plants needing to be trimmed on 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 \$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
#0010-0412-01
TRIM PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0469-03 for the plants needing to be trimmed. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0469-03
TRIM PLANTS

Mayela Ramirez and George Gonzales from Phoenix Patrol were present to discuss patrol matters. Mayela Ramirez reported that it had been quiet, and that the podium at the main gate was broken. There was discussion on parking rule #6, permit users using their clickers to access the community. A Motion was duly made, seconded, and unanimously carried to enforce parking rule #6. Cardinal was directed to request a bid from Vinco Construction to fix/replace the podium at the main gate. Cardinal was requested to follow up with Phoenix Patrol and make sure they were enforcing parking rule #6.

PATROL
MATTERS

The Directors discussed the revised price increase imposed by Phoenix Patrol. No action was required.

PATROL
INCREASE

The Directors reviewed the proposals from Courtesy Patrol and Patrol One. A Motion was duly made, seconded, and unanimously carried to deny the proposals. Cardinal was requested to inform the vendors of the Board's decision.

PATROL
PROPOSALS

There was no report from the Landscape Committee.

L/S CMTE.

The Pool Committee reported that the south pool north west gate key fob system was not working and that the bathroom at the south pool was dirty. Cardinal was requested to issue a work order to have the key fob system checked.

POOL CMTE.

There was no report from the Website Committee.

WEBSITE CMTE.

There was no report from the Architectural Committee.

ARCH. CMTE.

A Motion was duly made, seconded, and carried to approve the Minutes of the February 24, 2016, Regular Meeting and Executive Session, as presented.

APPROVAL OF
FEB. MINUTES

The Directors reviewed the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the February 2016 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 collection status reports from Association Lien Service and McIntyre Law Group. No action was required.

COLLECTION
STATUS RPTS.

The Directors reviewed the possibility of writing off the balance for account #CV-0010-0341-01. A Motion was duly made, seconded, and unanimously carried to approve writing off the balance on account #CV-0010-0341-01. Cardinal was requested to inform the accounting department of the Board's decision.

WRITE OFF

The Directors tabled proposals from Concrete Hazard Solutions, CPR Construction, and Vinco Construction for the concrete grinding and replacement to the next Board Meeting. Cardinal was requested to contact the city manager and request that

CONCRETE
GRINDING AND
REPLACEMENT

the City of Stanton walk with Cardinal to confirm that the scope of work was correct, inform the vendors of the Board's decision, and place the matter on the next agenda.

The Directors tabled the discussion on commercial vehicles to the next Board Meeting.

A Motion was duly made, seconded, and unanimously carried to approve Vinco Construction proposal #CV 15470 for multiple repairs at a cost of \$1,520.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decisions.

A Motion was duly made, seconded, and carried to deny Vinco Constructions proposal CV# 15584 for side walk replacement. Cardinal was directed to inform the vendor of the Board's decision and request a repair proposal.

A Motion was duly made, seconded, and unanimously carried to approve Vinco Construction proposal #CV 15583 for patio fence repair at a cost of \$895.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decisions.

A Motion was duly made, seconded, and unanimously carried to approve Vinco Construction proposal #CV 15487 for water heater door repairs at a cost of \$1,295.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decisions.

A Motion was duly made, seconded, and unanimously carried to approve Vinco Construction proposal #CV 15477 for shiplap repairs at a cost of \$2,995.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decisions.

A Motion was duly made, seconded, and unanimously carried to approve Peak Lighting's proposal for four LED light fixtures at a cost of \$4,564.27, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed pictures of the emptied garage that was requested by the Board for the owner with account #CV-0010-0362-02. A Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was requested to inform the owner of the Board's decision.

The Directors discussed the commercial vehicle variance requested from the owners of account #CV-0010-0099-01. A Motion was duly made, seconded, and unanimously carried to approve the commercial vehicle variance. Cardinal was requested to inform the owners and Phoenix Patrol of the Board's decision.

The Directors discussed the commercial vehicle variance requested from the owners of account #CV-0010-0114-04. A Motion was duly made, seconded, and unanimously carried to approve the commercial vehicle variance. Cardinal was requested to inform the owners and Phoenix Patrol of the Board's decision.

COMMERCIAL
VEHICLES

VINCO
REPAIRS
APPROVED

VINCO
REPAIRS
APPROVED

VINCO
REPAIRS
APPROVED

VINCO
REPAIRS
APPROVED

VINCO
REPAIRS
APPROVED

PEAK LIGHTING
LED LIGHT
FIXTURES

H/O CORRES.
#0010-0362-02
EMPTIED
GARAGE

H/O CORRES.
#0010-0099-01
COMMERCIAL
VEHICLE

H/O CORRES.
#0010-0114-04
COMMERCIAL
VEHICLE

The Directors discussed the commercial vehicle variance requested from the owners of account #CV-0010-0280-04. A Motion was duly made, seconded, and unanimously carried to deny the commercial vehicle variance. Cardinal was requested to inform the owners of the Board's decision and request that they send in a picture of the garage halfway closed to show that the van fits.

H/O CORRES.
#0010-0280-04
COMMERCIAL
VEHICLE

The Directors reviewed correspondence from the owner with account #CV-0010-0107-02 requesting waiver of a late fee. The homeowner was present. A Motion was duly made, seconded, and unanimously carried to approve the waiver of late fee. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0107-02
WAIVER OF
LATE FEE

The Directors reviewed correspondence from the owner with account #CV-0010-0014-04 requesting a reimbursement. A Motion was duly made, seconded, and unanimously carried to deny the request for the tow reimbursement. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0014-04
TOW REIMB

The Directors reviewed correspondence from the owner with account #CV-0010-0098-01 regarding the current state of the asphalt. Cardinal was requested to inform the owner when the next slurry would be.

H/O CORRES.
ASPHALT

The Directors tabled the review and discussion of the wrought iron fence proposals.

WROUGHT IRON

A Motion was duly made, seconded, and unanimously carried to ratify the Fidelity Insurance. Cardinal was requested to send the signed proposal to the vendor.

RATIFY
FIDELITY INS.

The Directors discussed that all the dumpster signs in the community display different messages. Cardinal was requested to draft new language for the possible sign replacement.

DUMPSTER
SIGNS

There being no further business, the Meeting was adjourned at 7:51 p.m.

ADJOURN

Submitted by: Lisa Bryce, Assistant Account Manager

SUBMITTED

ATTEST:

ATTEST

Jubal Leierer, Vice 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 23, 2016, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date