

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 26, 2021

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, May 26, 2021, via teleconference, meeting ID# 991-5288-7456. Director Jennifer Thomas called the Meeting to order at 6:32 p.m.

CALL TO
ORDER

Directors Present: Jeff Jones
 Jennifer Thomas
 Berna Valenzuela

Directors Absent: Marisa Patterson

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM
 Senior Account Manager
 April Dana, Account Manager

Others Present: Mayela Ramirez, Phoenix Patrol
 Corrine Byrne
 Sarah Solarz

The scheduled Hearing was held for the owner with account CV1011836 for the unapproved modifications regarding a doorbell. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
CV1011836

The scheduled Hearing was held for the owner with account CV1014053 for the unapproved modifications regarding a patio light. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
CV1014053

The scheduled Hearing was held for the owner with account CV1021710 for carport storage. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARINGS
CV1021710

The scheduled Hearing was held for the owner with account CV1021710 regarding common area items. A Motion was duly made, seconded, and unanimously carried to table the violation/Hearing as the Board was concerned the matter could be related to a different owner/address. Cardinal was directed to verify the address.

The scheduled Hearing was held for the owner with account CV1021710 for a noise nuisance. As no further incidents had been reported, a Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

The scheduled Hearing was held for the owner with account CV1014004 for failure to remove the lights on the fence. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1014004

The scheduled Hearing was held for the owner with account CV1014585 for aggressive behavior in the community. As no further incidents had been reported, a Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
CV1014585

The scheduled Hearing was held for the owner with account CV1020937 for the installation of a pet door on the front door. A Motion was duly made, seconded, and unanimously carried to table the Hearing as verification was required. Cardinal was directed to request the owner submit photographs that indicated the pet door had been removed.

HEARING
CV1020937

The scheduled Hearing was held for the owner with account CV1014073 for a watering nuisance. As no further incidents had been reported, a Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
CV1014073

The scheduled Hearing was held for the owner with account CV1014548 for trash can storage. As no further incidents had been reported, a Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
CV1014548

President Thomas opened the Homeowner Forum.

H/O FORUM

The owner with account CV1014974 was present to advise that a Ring Doorbell camera and cameras had been installed in the windows at her neighbors unit, and report the neighbor was paying another neighbor to provide surveillance of her. The owner further advised that the police department advised her to continue to report incidents. The owner also stated a gate would be installed on her balcony/entry deck once the painting project was completed.

H/O ACCOUNT
CV1014974

The owner with account CV1014715 was present to advise of their appointment to the City of Stanton Public Safety Committee and suggested Neighborhood Watch signs be installed, the installation of stickers on car wash signs and the Neighborhood Watch Committee begin to investigate the possibility of holding a community barbeque.

H/O ACCOUNT
CV1014715

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

H/O FORUM
CLOSED

Mayela Ramirez of Phoenix Patrol was present to provide a report regarding gate attendants. Ms. Ramirez advised the police had been called regarding the removal of trespassers.

PHOENIX
PATROL

There was no report from the Pool Committee.

POOL COMM.

The Directors reviewed the Landscape Committee Report. Director Jones agreed to install the stickers on the car wash signs.

LANDSCAPE
COMM.

The Directors reviewed proposal 7534 from Las Flores Landscape, Inc. A Motion was duly made, seconded, and unanimously carried to table proposal 7534 from Las Flores Landscape, Inc. for the installation of condo mulch. Cardinal was directed to request Las Flores Landscape; Inc. provide photographs of the areas where the mulch would be installed.

LANDSCAPE
PROPOSALS

The Directors reviewed proposal 7535 from Las Flores Landscape, Inc. A Motion was duly made, seconded, and unanimously carried to approve proposal 7535 from Las Flores Landscape, Inc. for the removal of eleven pine trees, including stump grinding, and the removal of one liquid amber tree at a total cost of \$18,800.00.

The Directors discussed the following proposals from Las Flores Landscape Inc. A Motion was duly made, seconded, and unanimously carried to approve the following proposals: proposal 7556 to remove one carrotwood tree and stump near 7701 Riverdale that was damaging the unit owner's mainline at a cost of \$650.00; proposal 7557 to remove one sycamore tree and stump near 12701 Northbrook that was damaging the sidewalk at a cost of \$1,800.00; proposal 7558 to remove one sycamore tree and stump near 7735 Briarglen that was infested with termites at a cost of \$1,800.00; proposal 7559 to remove one sycamore tree and stump near 12702 Newbrook that was infested with termites at a cost of \$1,800.00; and, proposal 7560 to remove one sycamore tree and stump infested with termites near Briarglen Loop and Brookdale at a cost of \$1,800.00.

There was no report provided by the Website Committee.

WEBSITE COMM.

There was no report provided by the Architectural Committee.

ARCH. COMM.

The Directors reviewed the Maintenance Committee Report and proposals. A Motion was duly made, seconded, and unanimously carried to ratify the approval of the following proposals: proposal P-5853-1 from Partners Plumbing, Inc. for the water main shut off replacement located at 7701 Riverdale at a cost of \$1,451.71; and proposal 21042652 from Scott English Plumbing for the replacement of a main water line located at 12653 Briarglen, Unit G at a cost of \$2,860.00.

MAINTENANCE
COMMITTEE/
PROPOSAL
APPRVAL

The Directors reviewed the updated Maintenance Report. It was noted the that garage door repairs would be a possible project after the painting project was completed.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the April 28, 2021 Regular Meeting and April 28, 2021 Executive Session as presented.

APPROVAL OF
MINUTES

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the April 2021 Financial Statement as submitted, subject to audit.

FINANCIAL
REVIEW

The Directors reviewed the Aging Report. No action was required.	AGING REPORT
The Directors reviewed the Resolution to Record a Lien regarding APN#937-673-89/CV1014522. As the account had not been brought current, a Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the member with APN#937-673-89/CV1014522.	H/O ACCOUNT APN#937-673-89 /CV1014522
The Directors reviewed the Project Manager Report from Ross Construction Management. A Motion was duly made, seconded, and unanimously carried to approve the replacement of damaged and loose four-by-four posts, in fifty locations, at a cost of \$15,000.00, to be charged to reserves.	PROJECT MANAGER UPDATE REVIEW
A Motion was duly made, seconded, and unanimously carried to approve the recommendation regarding the utility door replacements and request Mr. Koch submit the recommendations in a simpler format, to be charged to reserves.	
The Directors discussed carport numbers. A Motion was duly made, seconded, and unanimously carried to approve the large numbers for the carports.	
The Directors discussed the deck rail design. Cardinal was directed to request Mr. Koch provide a design that would not hold water and to document all decks rails that needed to be completed. If found that seventy-five percent of the deck rails needed to be replaced, the design would need to be corrected.	
A Motion was duly made, seconded, and unanimously carried to not remove the deck and paint around it at 7730 Briarglen Loop Unit A.	
The Directors reviewed the proposals submitted by Accurate Termite Pest Control, Fenn Termite, Animal Pest Management Services, Inc., The Termite Guy and America West Termite Company, Inc. A Motion was duly made, seconded, and unanimously carried to approve the revised proposal from America West Termite Company, Inc. to complete the community wide termite inspections and treatments at a cost of \$42,995.00.	TERMITE PROPOSAL APPROVAL
The Directors reviewed the correspondence from the owner with account CV1011323 requesting a parking variance. A Motion was duly made, seconded, and unanimously carried to table the owner's request at this time to allow the Board to investigate the matter. Cardinal was requested to forward all prior documentation requests/information to the Board. It was suggested the owner be provided a permit; however, parking would not be allowed in the carport and vehicles must park in perimeter parking. This request was to be considered at the next Meeting.	H/O CORRESP. CV1011323
The Directors reviewed the correspondence from Phoenix Patrol advising of a rate increase beginning January 1, 2022. It was noted the increase would be reflected in the draft budget as follows: \$1,600.00 per month/\$20,000.00 per year.	PATROL SERVICE INCREASE 2022

The Directors discussed the Neighborhood Watch and Neighborhood Watch signs. A Motion was duly made, seconded, and unanimously carried to authorize Director Jones to obtain and install two to four signs on light posts at the entrances.

NEIGHBORHOOD
WATCH
SIGNS

The Directors discussed the guidelines regarding unit letters. It was noted vinyl letters were permitted to be installed on the porch lights only, letters could not be placed on the stucco or the wood, and letters were allowed to be placed on the screen door. It was noted the size of the letters could not be larger than three by three.

LETTER
GUIDELINES

The Directors reviewed the correspondence from the owner with account CV1014270 commending the Board and management regarding the Association's improvements. In addition, the owner addressed concerns and provided suggestions regarding the current crow issues. Cardinal was requested to thank the owner for their participation and suggestions and to request the owner forward all information regarding the crows to Cardinal.

H/O CORRESP.
CV1014270

The Directors reviewed the correspondence from the owner with account CV1014056 requesting additional heating of the Association's pools. Cardinal was requested to provide the owner with the current heating schedule for all community pools.

H/O CORRESP.
CV1014056

The Directors reviewed the correspondence from the owner with account CV1014501 requesting the designation of Men and Women restrooms. Cardinal was requested to advise the owner the Board reviewed the current laws and regulations, which stated single user restrooms must be non-gender, and the Association must keep in compliance with the regulations.

H/O CORRESP.
CV1014501

The Directors reviewed the correspondence from the owner with account CV1014770 opposing open car wash parking spots. Cardinal was requested to thank the owner for their comments and concerns.

H/O CORRESP.
CV1014770

The Directors reviewed the correspondence from the owner with account CV1014770 requesting parking accommodations. It was noted that as a private community the Association was not required to have handicap parking spaces and that all carports are deeded to the units. Cardinal was directed to request specifics from the owner on the proposed location of the requested parking space for Board review at the next Meeting.

H/O CORRESP.
CV1014770

The Directors reviewed the work order and site inspection reports. No action was required.

WO/SI
REPORTS

There being no further business, the Meeting was adjourned at 7:44 p.m. to the reconvened Annual Meeting.

ADJOURN

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

Jennifer Thomas, 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 May 26, 2021, as approved by the Board Members in attendance of the Meeting.

SECRETARY
CERTIFICATION

Marisa Patterson, Secretary

Date

DRAFT