

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 17, 2011

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Thursday, November 17, 2011 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:45 p.m.

CALL TO
ORDER

Directors Present: Lisa Glenn
Jeff Gollin
Marisa Patterson

Directors Absent: Michael Foley
Jim Glenn

Representing Cardinal: Karen Holthe, CMCA, CCAM

Others Present: Billy Boyle
Chad Carnes
George Gonzales, Phoenix Patrol
Mayela Ramirez, Phoenix Patrol

President Jeff Gollin opened the Homeowner Forum.

H.O. FORUM

The owner of 12614 Lansdale Circle was present to discuss a violation letter he had received for excessive noise and the behaviors of his guests at a Halloween party. The patrol report of the incident was read, and the owner stated that it was incorrect, as his guests did not disturb other neighbors as was stated. The Board thanked the homeowner for the clarification of what transpired, and Cardinal was requested to close the violation and acknowledge in the response that the owner had taken steps to quiet the party down when requested, and that it was noted that none of his guests matched the description of the person who had been disturbing the neighbors.

12614
LANSDALE CIR.

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-0010-0070-01 for failure to remove holiday lights. 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. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0070-01
HOLIDAY
LIGHTS

The scheduled Hearing was held for the member with account #CV-0010-0099-01 for failure to remove the stains from carport #838. 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. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at

HEARING
#0010-0099-01
CARPORT #838

the next Meeting.

The scheduled Hearing was held for the member with account #CV-0010-0147-03 for failure to install locks on the storage units in carport #550. The homeowner was not present, but it was reported 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
#0010-0147-03
CARPORT #550

The scheduled Hearing was held for the member with account #CV-0010-0238-05 for failure to remove the stains from carport #536. 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. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0238-05
CARPORT #536

The scheduled Hearing was held for the member with account #CV-0010-0245-02 for failure to remove the stains from carport #527. The homeowner was present to state the stains had been removed. It was confirmed 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
#0010-0245-02
CARPORT #527

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

HEARING:
#0010-0264-01
VEHICLE
DECAL

Board's decision and call the owner to another Hearing at the next Meeting.

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 \$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
#0010-0264-01
CARPORT #867
STORED ITEMS

The scheduled Hearing was held for the member with account #CV-0010-0374-02 for failure to maintain the overgrown plant material. The homeowner 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, as it was noted per the site inspection that the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision, call the owner to another Hearing at the next Meeting, and to add that the owner would be financially responsible for any property damage or personal injury occurring as a result of the failure to maintain the plant material.

HEARING
#0010-0374-02
OVERGROWN
PLANTS

The scheduled Hearing was held for the member with account #CV-0010-0432-01 for failure to maintain the overgrown plant material. The homeowner was not present, but 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
#0010-0432-01
OVERGROWN
PLANTS

George Gonzales and Mayela Ramirez from Phoenix Patrol were present. Mr. Gonzales reported that a new supervisor had been assigned and all was working well within the community. It was noted that the upcoming parking rule changes would not go into effect until after they were approved at the December Board Meeting. The recent incident of encroaching fumes at 12671 Briarglen Loop, Unit I was discussed. It was noted that the police had been called to the site and recommended that code enforcement be notified. Karen Holthe reported that code enforcement had been notified on Monday, November 14, 2011, along with the California Department of Toxic Substances, who made recommendations for future incidents. Cardinal was requested to notify the reporting unit owner upstairs (#CV-0010-0136-03) to report any future incidents immediately to the Air Quality Management District at 1-800-CUT-SMOG as they had field agents who would visit the unit upon receiving the report.

PHOENIX
PATROL

As Director Jim Glenn was not present, there was no Landscape Committee report. The other Directors present were asked if there was any interest in serving on the Landscape Committee.

LANDSCAPE
COMMITTEE

It was reported that the pool gate at the south pool was still not closing properly, and the two pedestrian gates at the community's north and south entrances were also not operating correctly. Cardinal was requested to issue a work order to have all three gates repaired.

POOL
COMMITTEE

Director Gollin reported that the new security system was almost completely installed. Patrol One was requested to power down the computer in the south guard shack.

WEBSITE
COMMITTEE

Director Gollin requested an electronic copy of the revised architectural application form be emailed to him.

ARCHITECT.
COMMITTEE

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the October 26, 2011 Regular Meeting as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded and unanimously carried to accept the October 2011 Financial Statement, as presented, subject to audit. Cardinal was requested to determine how much of the prior and current year surplus could be transferred to reserves.

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-0010-0048-02/APN #937-67-408 and #CV-0010-0192-03/APN #937-67-559.

DELINQUENCY
LIENS
RECORDED

The Directors reviewed the small claims information packet that had been provided. No action was required.

SMALL CLAIMS
INFO.

The Directors discussed the PrimeCo Painting & Construction project. It was noted that PrimeCo had previously made a verbal agreement to include the painting of the carports, but that it had not been included in the final contract. Director Gollin reported that Bill Butler of PrimeCo had recalled the conversation and had agreed the additional carport painting would be done at no extra charge.

WOOD/PAINT
PROJECT
CARPORT
PAINTING

The Directors reviewed a proposal from Vinco Construction to conduct deck repairs. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 6652 to conduct the deck repairs at 7770 Ramsdale at a cost of \$795.00, to be charged to operating. Cardinal was requested to notify the vendor of the Board's decision.

7770
RAMSDALE
DECK REPAIR

The Directors reviewed the proposal from Able Restoration to repair the drywall from the plumbing leak at 12621 Moordale, Unit H, at a cost of \$1,100.06. As the proposal from Vinco had not yet been received, the Directors requested that Cardinal email the proposal, once received, for consideration and decision.

12621
MOORDALE, #H
REPAIR

The Directors reviewed the proposal from Vinco Construction to repair the entry and master bedroom decks at 12682 Ferndale at a cost of \$540.00. The matter was

12682
FERNDALE

closed, as the Board felt the repairs had already been conducted during the wood replacement project.

DECK REPAIRS

The Directors reviewed the change order from PrimeCo to conduct the repairs on the unit at 12704 Fallbrook Way. A Motion was duly made, seconded and unanimously carried to approve Field Directive #102511jr0500 from PrimeCo Construction to replace wood trim and stucco as needed, and to conduct repairs to mitigate water intrusion at 12704 Fallbrook Way at a cost of \$1,389.00, to be charged to reserves. Cardinal was requested to notify the vendor of the Board's decision.

12704
FALLBROOK
WAY
WATER
INTRUSION
REPAIRS

The Directors reviewed the proposals from Able Restoration, CPR Construction, Professional Services and Vinco Construction for the restoration of the unit at 7707 Rockybrook Way due to a slab leak. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 6705 from Vinco Construction to conduct the water damage repairs at 7707 Rockybrook at a cost of \$6,095.00, to be charged to reserves, and deny the proposals of the other bidders. Cardinal was requested to notify the vendors of the Board's decisions.

7707
ROCKYBROOK
SLAB LEAK
REPAIR

The Directors discussed the proposed rule changes for parking and the rule change to prohibit the affixing of objects to the exterior siding of the buildings. Cardinal reported that the required mailing had been conducted and the proposed changes would be included on the December Agenda for Board adoption. The Directors reviewed the comment from the owner of account #CV-0010-0364-01 regarding the attachment of flag poles to the siding. Cardinal was requested to respond to the owner and inform him that the rule only affected the brown hardwood siding, and that flag poles could still be affixed to the white trim and the fascia and remain in compliance with Association rules.

PROPOSED
RULE
CHANGES

The Directors reviewed the correspondence from Director James Glenn stating that he was resigning from the Board. A Motion was duly made, seconded and unanimously carried to reluctantly accept the resignation. Cardinal was requested to send a letter of thanks to Mr. Glenn for his service to the Association.

DIRECTOR
JIM GLENN
RESIGNATION

The Directors reviewed the lighting service proposals that had been received from Comet Lighting, Peak Lighting, and Three Phase Electric. Cardinal was requested to invite Three Phase Electric and Peak Lighting to attend the December Meeting at half hour intervals to speak with the Board. Cardinal was requested to ask the two vendors to provide a proposal for the replacement light pole that was rusted and dangerous, located across the street from 7775 Ramsdale, and to inspect the base of the missing light pole at 7775 Ramsdale and provide an opinion as to whether or not new concrete had to be poured for the successful installation of a replacement light pole, and provide a bid for that service if necessary. Cardinal was also requested to include a copy of the current lighting contract in the next Board packet for review.

LIGHTING
PROPOSALS

The Directors tabled the review of electronic pool gate systems to the April Meeting.

ELECTRONIC
POOL GATES

The Directors reviewed the rate analysis correspondence from Southern California Edison. A Motion was duly made, seconded and unanimously carried to complete the request for change of rate schedule and select an alternate rate schedule in an effort to save at least five percent on the Association's electricity costs. Cardinal was requested to submit the appropriate paperwork to accomplish the change.

ELECTRICITY
RATE
CHANGES

The Directors reviewed the rate increase notice and recent correspondence from Aquatrends. No action was required.

AQUATRENDS

The Directors reviewed the correspondence from the owner of account #CV-0010-0269-03 requesting a late fee be waived from his assessment account. A Motion was duly made, seconded and unanimously carried to waive the fee, as the records reflected that prior payments had been made in a timely manner. Cardinal was requested to waive the \$10.00 late fee and inform the owner that future payments should be scheduled to be paid earlier, as the Association could not prevent bank or postal service delays.

H/O CORRES.
LATE FEE
WAIVER
#0010-0269-03

The Directors reviewed the correspondence from the owner of account #CV-0010-0284-04 requesting a late fee be waived from her assessment account. A Motion was duly made, seconded and unanimously carried to waive the fee, as the records reflected that prior payments had been made in a timely manner. Cardinal was requested to waive the \$10.00 late fee and inform the owner that future payments should be scheduled to be paid earlier, as the Association could not prevent bank or postal service delays.

H/O CORRES.
LATE FEE
WAIVER
#0010-0284-04

The Directors reviewed the correspondence from the owner of account #CV-0010-0343-01 regarding a neighbor-to-neighbor dispute. Cardinal was requested to respond to the owner, letting him know that the Board was sympathetic to the situation, but that the Association was unable to intervene in the matter. Further, the Board would suggest that to remedy the problem, the owner might instead park on the north wall as opposed to what was considered 'prime' sidewalk parking, as courtesy was known to go a long way toward diffusing neighbor situations.

H/O CORRES.
NEIGHBOR
#0010-0343-01

A Motion was duly made, seconded and unanimously carried to add the Association's insurance renewal to the Agenda, as an immediate need. The Directors reviewed the renewal of the insurance coverage for the community. A Motion was duly made, seconded and unanimously carried to renew the insurance packages as presented by Steven Segal Insurance Agency for the property & liability package, directors & officer's liability policy, and the umbrella liability policy, at a total annual cost of \$70,010.00, and to reject the terrorism coverage. Cardinal was requested to inform the vendor of the Board's decision.

INSURANCE
RENEWAL

It was reported that, due to the holiday, the December Meeting had been changed to the third Thursday of the month. The December Board Meeting was to be held

DEC.
MEETING DATE

December 15, 2011.

It was noted an Executive Session was held following the October 2011 Regular Meeting to review and discuss legal issues and delinquency matters.

EXEC. SESSION

There being no further business, the Meeting was adjourned to the Executive Session at 7:55 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 November 17, 2011 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date