

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 28, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, October 28, 2015, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:39 p.m.

CALL TO
ORDER

Directors Present: Bill Harkness
Jubal Leierer
Marisa Patterson

Directors Absent: Richard Eagan
Jeff Gollin

Representing Cardinal: Karen Holthe, CMCA, AMS

Others Present: Brad Constant
Lisa Glenn
Maryann Julian
Francis Kinyua
Kathy Ladd
Steve Peak, Peak Lighting & Electric
Mayela Ramirez, Phoenix Patrol
Felipe Sanchez
Geno Servello
Ray Williamson

No Executive Session Announcement was required as no Executive Session was held after the September Regular Meeting.

EXEC.
SESSION

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 12655-B Glendale was present to suggest that new lines be painted in the carports.

12655-B
GLENDALE

The owner of 12702 Northbrook was present to request the Board grant a variance to her tenant for the parking rule which prohibited commercial vehicles within the community.

12702
NORTHBROOK

The owner of 7735 Broadway was present to inquire when the roofs would be replaced, as he was concerned about the forecasted rains.

7735
BROADWAY

The owner of 7770-F Youngdale was present to inform the Board that his truck was broken into and to suggest that the gate attendants conduct foot patrols within the community at all times. Mayela Ramirez from Phoenix Patrol was present and addressed his concerns.

7770-F
YOUNGDALE

The owner of 12704 Newbrook, represented by an interpreter, was present to contest the Board's prior decision to not reimburse a tow bill and to state that she planned to seek reimbursement through small claims court.

12704
NEWBROOK

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

H/O FORUM

Steve Peak from Peak Lighting and Electric was present as requested to discuss the conversion of the shoebox light fixtures on the existing street poles with new LED light fixtures. The Board expressed their concerns about the brightness and color of the lights, as well as the light disbursement issues. Mr. Peak explained the differences between the LED and the older-style amber lights, and reviewed the types of light disbursement patterns with the Directors. Mr. Peak also assured the Board that the correct disbursement type would be selected for each fixture. A Motion was duly made, seconded, and unanimously carried to approve the replacement of four more light fixtures with LED lights at a cost of \$4,564.27, to be charged to reserves. The Directors reviewed the light post map and directed Mr. Peak to replace the four lights indicated on the townhome side near Parkglen Loop, Highbrook, and Rockybrook. Mr. Peak thanked the Board for their business since 2012 and left the Meeting.

LED LIGHTING
CONVERSION
STEVE
PEAK
PRESENT

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. 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
PATIO
MAINT.

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. It was reported that the violation had been corrected. A Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was directed to notify the owner of the Board's decision.

HEARING
#0010-0128-01
CARPORT
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0407-01 for failure to remove the oil stain in the carport. 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
#0010-0407-01
OIL STAIN
CARPORT

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 \$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
#0010-0194-02
PATIO
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0198-04 for the residents playing loud music on September 22, 2015 which was a disturbance to the neighbors. The owner was not present but the tenant was present and was permitted to address the matter with the Board, stating that he had family visiting from outside the country and apologized for the incident. A Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was directed to advise the owner of the Hearing results and inform them if the matter was reported again by patrol, another Hearing would be scheduled, at which a fine could be imposed.

HEARING
#0010-0198-04
NOISE
DISTURBANCE
9/22/15

The scheduled Hearing was held for the owner of account #CV-0010-0198-04 for the residents playing loud music on September 27, 2015 which was a disturbance to the neighbors. The owner was not present, but the tenant was present and was permitted to address the matter with the Board. A Motion was duly made, seconded, and unanimously carried to close the violation as the patrol report did not corroborate the neighbor complaint. Cardinal was directed to advise the owner of the Hearing results and inform them if the matter was reported again by patrol, another Hearing would be scheduled, at which a fine could be imposed.

HEARING
#0010-0198-04
NOISE
DISTURBANCE
9/27/15

The scheduled Hearing was held for the owner of account #CV-0010-0198-04 for residents playing loud music on September 30, 2015 which was a disturbance to the neighbors. The owner was not present, but the tenant was present and was permitted to address the matter with the Board. As the violation was corroborated by a patrol report and the police had been summoned, 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 inform them if the matter was reported again by patrol, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0198-04
NOISE
DISTURBANCE
9/30/15

The scheduled Hearing was held for the owner of account #CV-0010-0074-01 for excessive vehicle citations. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine for each of the three citations, for a total fine amount of \$150.00, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0074-01
EXCESSIVE
CITATIONS

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for a resident of the unit harassing and threatening a family member of one of the gate attendants on October 2, 2015. 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 to occur again, another Hearing would be scheduled at which another fine could be imposed.

HEARING
#0010-0338-01
THREATENED
VENDOR
10/2/15

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for a resident of the unit harassing and threatening a family member of one of the gate attendants on October 8, 2015. 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

HEARING
#0010-0338-01
THREATENED
VENDOR

Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results and inform them if the matter was reported to occur again, another Hearing would be scheduled at which another fine could be imposed.

10/8/15

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for a resident of the unit sifting through the dumpsters. 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 to occur again, another Hearing would be scheduled at which another fine could be imposed.

HEARING
#0010-0338-01
SIFTING THRU
DUMPSTERS

The scheduled Hearing was held for the owner of account #CV-0010-0314-01 for having unescorted guests on September 22, 2015 in violation of the loitering rule. The owner was not present. 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 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
9/22/15

The scheduled Hearing was held for the owner of account #CV-0010-0314-01 for having unescorted guests on October 9, 2015 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
10/9/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for a resident from the unit skateboarding in the common area on September 23, 2015. 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
#0010-0385-04
SKATEBOARD
9/23/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for a resident from the unit skateboarding in the common area on September 24, 2015. 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
#0010-0385-04
SKATEBOARD
9/24/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for a resident from the unit skateboarding in the common area on October 3, 2015. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a

HEARING
#0010-0385-04
SKATEBOARD

\$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.

10/3/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for having unescorted guests on September 20, 2015 in violation of the loitering rule. The owner was not present. 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 inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0385-04
UNESCORTED
GUESTS/
LOITERING
9/20/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for having unescorted guests on September 25, 2015 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
#0010-0385-04
UNESCORTED
GUESTS/
LOITERING
9/25/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for having unescorted guests on October 7, 2015 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
#0010-0385-04
UNESCORTED
GUESTS/
LOITERING
10/7/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for residents of the unit screaming and yelling profanities on October 1, 2015 which was such a disturbance to the neighbors that the police had been summoned. The owner was not present. 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 inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0385-04
NOISE
DISTURBANCE

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for guests of the residents hopping the perimeter wall. 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
#0010-0385-04
HOPPING
THE WALL

The scheduled Hearing was held for the owner of account #CV-0010-0022-03 for illegally tapping into the Association's electricity to charge his electric vehicle. The owner was present to request that he be allowed to continue charging his vehicle in the carport in

HEARING
#0010-0022-03
STEALING

exchange for paying a portion of the electricity costs. The Directors informed the owner that he would not be permitted to use the Association's electricity but instead could submit an Architectural Application to have his own electric vehicle charging station installed. The owner was further advised that the existing outlet in the storage cabinet was unsafe and all illegal electrical modifications would have to be returned to their original condition, either by the owner's vendor or the Association would have the work done and charge the owner for the repairs. The owner was requested to inform management of his preference and Cardinal was requested to issue a work order to either have the work done or inspected by the Association's vendor.

ASSN.
ELECTRICITY

The scheduled Hearing was held for the owner of account #CV-0010-0483-02 for a resident hopping the perimeter wall. The owner was present to apologize to the Board for his son's actions. A Motion was duly made, seconded, and unanimously carried to stay the fine for this occurrence. 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 a fine in the amount of \$100.00 could be imposed.

HEARING
#0010-0483-02
HOPPING
THE WALL

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters. Phoenix Patrol was requested to inform the gate attendants to not discuss their patrol hours, shifts, schedules, or responsibilities with residents.

PATROL
MATTERS

The Directors discussed the proposal for additional patrol shifts. It was noted that if the Board approved the increase as proposed, the assessments would have to be increased by \$15.00 per unit to make up the increased costs in the budget. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Phoenix Patrol was requested to provide the Board with an alternative proposal to address the recent issues that was to be no greater than ten to fifteen thousand dollars per year.

PATROL
STAFF
INCREASES

Discussion continued on the increasing problem of commercial vehicles within the community. The current rule prohibiting commercial vehicles was reviewed. A Motion was duly made, seconded, and unanimously carried to implement a standard by which variances would be considered so that the Board could make exceptions to the prohibition of a commercial vehicle if the vehicle could fit inside a garage or carport. Cardinal was requested to send correspondence to the owners of all identified commercial vehicles, requiring that a request for a variance be submitted, along with a photo of the vehicle inside a garage or carport within two weeks, and to place the requests for variances on the next agenda for consideration. Cardinal was also requested to revise the parking decal application form to include a confirmation that the vehicle was not a commercial vehicle.

COMMERCIAL
VEHICLE
RULE
ENFORCED

It was reported for the Landscape Committee that the giant bird of paradise that was previously discussed had been removed and replanted near two others, at no charge to the community. No action was required.

L/S CMTE.

A Motion was duly made, seconded, and unanimously carried to approve proposal #54293 from Aquatrends to replace the south pool heater at a cost of \$3,944.72, to be charged to reserves.

SOUTH POOL
HEATER

A Motion was duly made, seconded, and unanimously carried to approve proposal #54292 from Aquatrends to replace the north pool light fixture with a new LED fixture at a cost of \$700.00, to be charged to reserves.

NORTH POOL
LIGHT

The Directors reviewed the proposal from Aquatrends for increased pool services to include daily chemical monitoring as required by new legislation. As compliance with the new law was not yet being enforced, the proposal was tabled until such time as the County required compliance.

DAILY POOL
MONITORING

The Directors discussed the security of the pool gates. After review, it was determined that no revisions were to be made.

POOL GATES

There was discussion that a modification was necessary to the pool rules to include "E-cigarettes" to the no smoking rule. It was determined to make the necessary modification when the next rule change was implemented.

POOL RULE
CHANGE

There was no report from the Website Committee.

WEBSITE

There was no report from the Architectural Committee.

ARCH. CMTE.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from October 14, 2015, approving proposal #CV 14716 from Vinco Construction to conduct interior repairs at 12701 Newbrook due to a plumbing leak in the amount of \$1,895.00. As the work had already been conducted, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the September 23, 2015, Regular Meeting, as presented.

APPROVAL OF
REG. MINUTES

The Directors reviewed the September 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 status reports. No action was required.

COLLECTION
STATUS RPTS.

A Motion was duly made, seconded, and unanimously carried to authorize the lien for account #CV-0010-0470-03/APN #937-675-30. Consideration of the liens for accounts #CV-0010-0169-02 and #CV-0010-0314-01 were tabled as recent payments had been made, and consideration of the liens for accounts #CV-0010-0234-06 and #CV-0010-0461-01 were denied as the accounts had been brought current.

LIEN
RESOLUTIONS

As the LED light fixture replacements were still underway, a Motion was duly made, seconded, and unanimously carried to table the discussion of the light pole painting until completion of the LED light project. Cardinal was requested to place the matter on the January agenda.

LIGHT POLE
PAINTING

A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14606 from Vinco Construction to repair stucco at 7705 Westbrook at a cost of \$445.00. Cardinal was directed to request that Vinco provide pictures of the damage that was apparently caused by the recent construction on the countertops and call the owner of the unit to a Hearing for the reimbursement of \$150.00 of the repair costs that were caused by the replacing of the kitchen countertops.

VINCO
REPAIRS
#CV 14606
APPROVED

The Directors reviewed the Inspector of Elections proposal from Cardinal. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Cardinal to orchestrate the Annual Meeting, have an Inspector of Election attend the Regular Meeting to count the ballots, and to set a Record Date of March 25, 2016.

INSPECTOR
OF
ELECTIONS

A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14639 from Vinco Construction to perform deck and fascia repairs at 7775 Glendale at a cost of \$795.00, to conduct patio gate repairs at 12734 Mistybrook at a cost of \$695.00, to conduct handrail and post repairs at 12655-F Glendale at a cost of \$825.00 and to repair the garage door jamb at 12706 Northbrook at a cost of \$275.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decisions.

VINCO
REPAIRS
#CV 14639
APPROVED

A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14730 from Vinco Construction to conduct miscellaneous concrete repairs at or near the following locations: 7725 Meadowbrook, 12741 Rosebrook, and 12714 Ramblingbrook at a total cost of \$2,965.00, to be charged to reserves. Cardinal was requested to notify the vendor of the Board's decisions.

VINCO
REPAIRS
#CV 14730
APPROVED

A Motion was duly made, seconded, and unanimously carried to approve the renewal of the Farmers Insurance Workers' Compensation policy at an annual premium of \$517.00. Cardinal was requested to notify the vendor of the Board's decision.

W/C POLICY
RENEWED

The Directors reviewed correspondence from the owner with account #CV-0010-0461-01 requesting fee waivers. A Motion was duly made, seconded, and unanimously carried to approve the homeowner's request in the amount of \$146.81. Cardinal was directed to notify the homeowner of the Board's decision.

H/O CORRES.
#0010-0461-01
FEE WAIVER

The Directors reviewed correspondence from the owner with account #CV-0010-0233-03 appealing the Board's prior decision to deny the replacement of a storage door. A Motion was duly made, seconded, and unanimously carried to deny the homeowner's request, as the Board had based their denial on a recommendation from a licensed contractor. Cardinal was directed to notify the homeowner of the Board's decision and suggest if the owner wanted the door replaced immediately, he could submit an Architectural Application and once approved, conduct the replacement at his own expense.

H/O CORRES.
#0010-0233-03
DOOR
REPLACED

The Directors reviewed correspondence from the owner with account #CV-0010-0014-04 requesting Association approval for a home-based business. A Motion was duly made, seconded, and unanimously carried to approve the request, with the stipulation that the commercial vehicle would require a separate request and subsequent approval from the Board if it met the criteria for a variance from the prohibition of commercial vehicles within the community. Cardinal was directed to notify the homeowner of the Board's decisions.

H/O CORRES.
#0010-0014-04
HOME BUSINESS
APPROVAL

The Directors reviewed correspondence from the owner with account #CV-0010-0311-03 requesting a variance from the commercial vehicle prohibition in the community, and offering to attach magnets to cover over the commercial logos on the vehicle. Cardinal was requested to inform them that the vehicle would be considered for a variance if the vehicle would fit in the carport or the garage, and to apply for a variance, to submit a photo of the vehicle in a garage or a carport and the Board would review the matter after receipt of the submission.

H/O CORRES.
#0010-0311-03
COMMERCIAL
VEHICLE

Calendars were reviewed and it was determined that the Directors had no conflicts with the regularly scheduled date of the November Meeting. No action was required.

NOVEMBER
MEETING

There being no further business, the Meeting was adjourned at 8:39 p.m.

ADJOURN

Submitted by: Karen Holthe, CMCA, AMS, Senior 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 October 28, 2015, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date