

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 26, 2018

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 26, 2018, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:32 p.m.

CALL TO  
ORDER

Directors Present: Chris Kaesviharn  
Jubal Leierer  
Marisa Patterson  
Jennifer Thomas

Directors Absent: None

Representing Cardinal: Lisa Bryce, Account Manager  
April Dana, Account Manager

Others Present: Bernice A Cronenwett  
Kathleen Curran  
Tara and Anthony Doan  
George Gonzalez – Phoenix Patrol  
Laia Jennings  
Rosy Rivera  
Geno Servello  
Berna Valenzuela

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 12655-B Glendale was present to discuss feral cats being fed and scratching vehicles, homeless being caught in the trash enclosures doing drugs, and homeless using the electrical box to hop the wall. Cardinal was requested to issue a work order to have the electrical box inspected and something installed so the homeless cannot use the electrical box as a stepping block. The electrical box was located at the north-west of the property across from 12610 Briarglen, next to the trash enclosure.

12655-B  
GLENDALE

The owner of 12680-H Briarglen was present to discuss smoking in the community. Cardinal was directed to add this item to the October 2018 Agenda and send Tara Doan the sample smoking survey.

12680-H  
BRIARGLEN

The owner of 12640-M Briarglen was present to discuss dog feces in the community. No action was required.

12640-M  
BRIARGLEN

The owner of 7739 Ferndale was present to discuss prior tenants trashing her unit and abandoning a vehicle in the carport. No action was required.

7739 FERNDALE

As there was 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 with account #CV-0010-0382-01 for failure to trim the tree encroaching into the common area. The owner was not present.

HEARING  
#CV-0010-0382-01

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.

FAILURE TO  
TRIM TREE

The scheduled Hearing was held for the owner with account #CV-0010-0474-04 for not parking their vehicles in the garage. 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, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0474-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0477-04 for not parking their vehicles in the garage. 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, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0477-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0314-01 for not parking their vehicles in the garage. 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, request the owner to provide a photograph of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0314-01  
PARKING  
VIOALTION

The scheduled Hearing was held for the owner with account #CV-0010-0151-01 for items attached to the Associations fence. The owner was present. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Board Meeting. Cardinal was directed to advise the owner of the Hearing results, and schedule another Hearing at the next Meeting.

HEARING  
#CV-0010-0151-01  
ITEMS  
ATTACHED TO  
THE FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0059-02 for parking in the car wash area. The owner was present. A Motion was duly made, seconded, and unanimously carried to impose a \$150.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0059-02  
PARKING IN THE  
CAR WASH AREA

The scheduled Hearing was held for the owner with account #CV-0010-0094-01 to assess an owner responsibility plumbing expense. The owner was not present. A Motion was duly made, seconded, and unanimously carried to assess \$175.00 to the owner's assessment account for the plumbing expense. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0094-01  
PLUMBING  
EXPENSE

The scheduled Hearing was held for the owner with account #CV-0010-0141-02 for duplicating the parking decal. 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.

HEARING  
#CV-0010-0141-02  
DUPLICATE  
PARKING DECAL

The scheduled Hearing was held for the owner with account #CV-0010-0141-02 for expired vehicle registration. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$150.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0141-02  
EXPIRED  
VEHICLE  
REGISTRATION

The scheduled Hearing was held for the owner with account #CV-0010-0254-02 for not obtaining a blue vehicle decal. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$150.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0254-02  
NO DECAL  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0337-03 for harassing the gate attendants. 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  
#CV-0010-0337-03  
HARASSMENT

George Gonzalez of Phoenix Patrol was present to discuss patrol issues, and homeless in the community. Director Leierer reported observing two gate attendants in the south guard shack on occasion, and requested an update regarding the tenant versus gate attendant issue. No action was required.

PATROL REPORT

The Directors tabled discussion regarding the south guard shack gate attendant to the next Board Meeting. Cardinal was requested to add the item to the October 2018 Agenda.

SOUTH GUARD  
SHACK

The Pool Committee reported a broken chair in the north pool which needed to be removed. Cardinal was directed to issue a work order to have the broken chair removed.

POOL  
COMMITTEE

The Landscape Committee discussed the August and September 2018 landscape walk. A Motion was duly made, seconded, and unanimously carried to approve the August and September 2018 landscape walk for miscellaneous items at a cost of \$210.00. Cardinal was requested to inform the vendor of the Board's decision.

LANDSCAPE  
COMMITTEE

There was no Website Committee report. No action was required.

WEBSITE  
COMMITTEE  
ARCHITECTUAL  
COMMITTEE

There was no Architectural Committee report. No action was required.

A Motion was duly made, seconded, and unanimously carried to approve the August 22, 2018 Regular Meeting Minutes, as submitted. No action was required.

APPROVAL OF  
MINUTES

The Directors reviewed the August 2018 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the August 2018 Financial Statement. Cardinal was requested to run a general ledger for account #6010 and #6107 and re-code to reserves if needed.

FINANCIAL  
REVIEW

The Directors reviewed the current aging report. No action was required.

AGING REPORT

The Directors discussed the repairs to the uneven flooring at 12737 Mistybrook. Cardinal was requested to remove the item from the Agenda until action was needed.

12737  
MISTYBROOK  
UNEVEN-FL.

The Directors reviewed the proposals from Automated Access Systems, Automated Gate Services, Inc., California Gate, and W.C. Friend Company, Inc. A Motion was duly made, seconded, and unanimously carried to approve W.C. Friend Company for annual gate maintenance at a cost of \$107.00 per quarter. Cardinal was requested to inform the vendor of the Board's decision.

GATE  
MAINTENANCE  
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to terminate California Gate as the annual gate maintenance provider. Cardinal was requested to inform the vendor of the Board's decision.

CALIFORNIA  
GATE

A Motion was duly made, seconded, and unanimously carried to adopt the Solar Energy System policy. Cardinal was requested to inform the Association's attorney of the Board's decision.

SOLAR ENERGY  
POLICY

The Directors reviewed Accurate Termite's proposal. A Motion was duly made, seconded, and unanimously carried to approve Accurate Termite to proceed with the wood repairs at 12610 Briarglen A-N at a cost of \$7,797.00, to be charged to reserves. Cardinal was requested to inform the owners and vendor of the Board's decision.

12610  
BRIARGLEN  
A-N

The Directors reviewed CPR Construction's proposal. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal #21295 to repair the wood at 12635-H Briarglen at a cost of \$1,977.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

12635-H  
BRIARGLEN

The Directors reviewed Brookfield's correspondence. A Motion was duly made, seconded, and unanimously carried to approve Brookfield's agreement to replace the block wall on the DMV side, and option #3 to install the temporary fence during demolition on Brookfield's property. Cardinal was requested to inform Brookfield of the Board's decision.

BROOKFIELD

The Directors reviewed correspondence from the owner with account #CV-0010-0011-04 requesting waiver of a late fee and check fee. A Motion was duly made, seconded, and unanimously carried to approve the request to waive the late fee only.

H/O CORRES.  
#CV-0010-0011-04

Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0044-02 requesting dog feces signs be installed in the common area. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0044-02

The Directors reviewed correspondence from the owner with account #CV-0010-0132-04 requesting coyote sighting signs be installed in the common area. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision, and have a note added to the website regarding the coyote sightings.

H/O CORRES.  
#CV-0010-0132-04

The Directors reviewed correspondence from the owner with account #CV-0010-0141-01 regarding a neighbor-to-neighbor issue. Cardinal was requested to inform the owner that the Board was discussing this issue and the item would be on the October 2018 Agenda.

H/O CORRES.  
#CV-0010-0141-01

The Directors reviewed correspondence from the owner with account #CV-0010-0162-01 requesting that all plant saucers be removed. Cardinal was requested to thank the owner for the correspondence and inform them that the rule would not be changed and saucers would remain to help protect the Association's building structure.

H/O CORRES.  
#CV-0010-0162-01

The Directors reviewed correspondence from the owner with account #CV-0010-0162-01 regarding pest control issues. Cardinal was requested to inform the owner that the Board of Directors was investigating the matter and to request Phoenix Patrol monitor when the pest vendor checks in with the guard shack and document when the pest vendor was leaving.

H/O CORRES.  
#CV-0010-0162-01

The Directors reviewed correspondence from the owner with account #CV-0010-0196-02 requesting waiver of a previously assessed fine. A Motion was duly made, seconded, and unanimously carried to approve the request to waive the previously assessed \$50.00 fine. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0196-02

The Directors reviewed correspondence from the owner with account #CV-0010-0236-04 requesting waiver of a previously assessed fine. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0236-04

The Directors reviewed correspondence from the owner with account #CV-0010-0406-01 requesting a variance for the lights that were installed on the patio. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision, advising that the lights would need to be removed.

H/O CORRES.  
#CV-0010-0406-01

The Directors reviewed correspondence from the owner with account #CV-0010-0483-02 requesting reimbursement of a towing expense. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0483-02

The Directors reviewed the Cardinal Board Education Class. Cardinal was requested to sign Director Kaesviharn up for the class.

CARDINAL  
CLASS

There being no further business, the Meeting was adjourned at 8:30 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Jubal Leierer, 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 September 26, 2018, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marisa Patterson, Secretary

\_\_\_\_\_  
Date

Draft