

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 15, 2017

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, November 15, 2017, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Chris Kaesviharn
Jubal Leierer
Marisa Patterson

Directors Absent: Jeff Gollin
Bill Harkness

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: George Gonzales – Phoenix Patrol
Hilary Leierer
Bin Pugh
Mayela Ramirez – Phoenix Patrol

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 7725 Meadowbrook was present to discuss the wood rot at her home. Cardinal informed the owner that the wood repair would start November 29, 2017.

7725
MEADOWBROOK

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 with account #CV-0010-0307-03 for a damaged window. The owner was present. A Motion was duly made, seconded, and unanimously carried to table the matter until the wood around the window had been replaced. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting.

HEARING
#CV-0010-0307-03
DAMAGED
WINDOW

The scheduled Hearing was held for the owner with account #CV-0010-0382-01 for failure to trim the tree hanging into the common 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
#CV-0010-0382-01
FAILURE TO
TRIM TREE

The scheduled Hearing was held for the owner with account #CV-0010-0403-01 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
#CV-0010-0403-01
STORED ITEMS
ON THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0477-04 for a parking violation. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the matter until 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-0010-0477-04
PARKING
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0064-02 for jumping the perimeter wall. 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.

HEARING
#CV-0010-0064-02
JUMPING THE
WALL

Phoenix Patrol was present to discuss patrol matters. A Motion was duly made, seconded, and unanimously carried to approve Phoenix Patrol's annual increase at a cost of \$18.00 an hour. Cardinal was requested to inform the vendor of the Board's decision.

PHOENIX PATROL
PATROL
MATTERS ANN.
INCREASE

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

POOL CMTE.

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

LANDSCAPE
CMTE.

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

WEBSITE CMTE.

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

ARCH. CMTE.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from October 26, 2017, approving the proposal from Scott English Plumbing to repair the assembly at a cost of \$636.41. No action was required.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from October 26, 2017, approving the proposal from Scott English Plumbing for pipe repair at a cost of \$1,650.00. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from November 1, 2017, approving the proposal from CPR Construction to replace the drywall at a cost of \$865.00. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from November 7, 2017, approving the proposal from CPR Construction to replace the drywall at a cost of \$2,614.00. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from November 8, 2017, approving the proposal from ProServ Plumbing for water main repair at a cost of \$2,182.71. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
 COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the October 25, 2017 Regular Meeting as submitted.

APPROVAL OF
 MINUTES

The Directors reviewed the October 2017 Financial Statements. A Motion was duly made, seconded, and unanimously carried to accept the October 2017 Financial Statements 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 report from Association Lien Services. No action was required.

COLLECTION
 STATUS RPTS.

The Directors reviewed the miscellaneous accounts that were showing a balance. A Motion was duly made, seconded, and unanimously carried to approve writing off the balance for all accounts that have moved out and were carrying a balance as bad debt, and to have the Association's attorney send a letter and request payment for all accounts that were carrying a balance.

MISCELLANEOUS
 ACCOUNTS

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 #937-674-53 and APN# 937-672-55. Cardinal was requested to inform the collection attorney of the Board's decision.

LIEN AUTH.

The Directors tabled review of the proposals from Accurate Termite and The Termite Guy for annual termite treatment to the next Board Meeting. Cardinal was directed to add this matter to the January 2018 Agenda, and to request a third bid.

ANNUAL
 TERMITE
 PROPOSALS

The Directors reviewed the proposals from CPR Construction, Island Pacific, and Vinco Construction to paint the interior north guard shack. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal to paint the interior north guard shack at a cost of \$1,465.00 with high gloss white paint. Cardinal was requested to inform Phoenix Patrol and the vendors of the Board's decision.

INTERIOR PAINT
 NORTH GUARD
 SHACK

The Directors reviewed the proposal from Strategic Sanitation Services for large item pickup. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was requested to inform the vendor of the Board's decision.

LARGE ITEM
 PICKUP

The Directors reviewed the correspondence received from CPR Construction regarding the uneven flooring at 12737 Mistybrook. A Motion was duly made,

12737
 MISTYBROOK

seconded, and unanimously carried to request a bid from CPR Construction to repair the uneven flooring. Cardinal was requested to follow up with CPR Construction's proposal.

The Directors tabled review of the correspondence from the owner with account #CV-0010-0325-01 to the next Board Meeting. Cardinal was directed to follow up with the request for a picture of both vehicles to prove they would not fit in the garage, and to add this item to the next Agenda.

The Directors reviewed the correspondence from the owner with account #CV-0010-0478-01. The Directors tabled the suggested parking rule to the January 2018 Board Meeting. Cardinal was directed to add the item to the Agenda.

The Directors reviewed the community pool's gas usage spreadsheet. No action was required.

The Directors tabled the review of the correspondence from the owner with account #CV-0010-0236-04 regarding the reimbursement request for the water bill overage. Cardinal was directed to request the exact amount the owner was requesting and to add the matter to the January 2018 Agenda.

The Directors reviewed correspondence from the owner with account #CV-0010-0087-01 requesting to have a tree removed. Cardinal was requested to forward the correspondence to the Landscape Committee Chair, have them inspect the tree and have a recommendation ready for the January 2018 Board Meeting, and to add this item to the Agenda.

The Directors reviewed the Inspector of Election proposal from Cardinal. A Motion was duly made, seconded, and unanimously carried to have an Inspector of Election from Cardinal attend the Annual Meeting at a cost of \$85.00 per hour.

The Directors reviewed the request from Shapell SoCal Rental Properties to conduct sampling of the groundwater and soil vapors. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was requested to inform the vendor of the Board's decision.

Cardinal was requested to have Phoenix Patrol remove any Bay Alarm signs in the common area.

The Directors announced that the next Board Meeting would be held January 24, 2018.

A Motion was duly made, seconded, and unanimously carried to award Account Manager Lisa Bryce a holiday bonus in the amount of \$200.00.

There being no further business, the Meeting was adjourned at 7:38 p.m.

H/O CORRES.
#CV-0010-0325-01
GARAGE

H/O CORRES.
#CV-0010-0478-01
MISCELLANEOUS
ITEMS
POOL HEAT
DISCUSSION

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

H/O CORRES.
#CV-0010-0087-01
TREE REMOVAL

INSPECTOR OF
ELECTION

GROUNDWATER
SAMPLING

BAY ALARM
SIGNS

BOARD MEETING

HOLIDAY BONUS

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 November 15, 2017, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

Draft

Draft