

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 25, 2012

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 25, 2012 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:32 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin
Jubal Leierer
Marisa Patterson

Directors Absent: Michael Foley

Representing Cardinal: Karen Holthe, CMCA, CCAM

Others Present: Harriet Giwertz
George Gonzales, Phoenix Patrol
Mayela Ramirez, Phoenix Patrol

Karen Holthe reported that quorum had not been achieved to conduct the Annual Meeting, as only 192 ballots had been received of the 248 ballots necessary. It was announced that the Second Calling of the Annual Meeting would be held May 23, 2012. Also, as quorum had not been achieved, the incentive drawing was not held.

ANNUAL
MEETING

President Jeff Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 12671-G Briarglen Loop was present to report that rodents had chewed wires inside her vehicle while parked in the carport, causing damages. The owner also inquired about website advertising. She then provided ad copy and paid twenty dollars for one month's advertising on the Association's website. Cardinal was requested to issue a work order to the pest control company to inspect and ensure that traps were baited in the area, and to post a notice on the monthly statements for residents not to put food outside or feed the local wildlife, as it attracted unwanted rodents and animal life.

12671 BGL #G
RODENTS
WEBSITE AD

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-0010-0218-05 for failure to install locks on the storage units in carport #646. 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
#0010-0218-05
CARPORT #646

The scheduled Hearing was held for the member with account #CV-0010-0253-03 for failure to install locks on the storage units in carport #510. 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:
#0010-0253-03
CARPORT #510

The scheduled Hearing was held for the member with account #CV-0010-0253-03 for failure to install locks on the storage units in carport #543. 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:
#0010-0253-03
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 Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0264-01
VEHICLE
DECAL

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

The scheduled Hearing was held for the member with account #CV-0010-0059-01 for failure to remove the stored items from the patio. 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, 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
#0010-0059-01
STORED ITEMS
PATIO

The scheduled Hearing was held for the member with account #CV-0010-0174-03 for failure to remove the stains from carport #793. 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, 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
#0010-0174-03
CARPORT #793

The scheduled Hearing was held for the member with account #CV-0010-0244-02 for improper satellite dish installation. The homeowner was not present, but had contacted Director Gollin to request more time to correct the matter. It was noted per the site inspection that the violation had not been corrected. A Motion was duly made, seconded and unanimously carried to grant a thirty-day extension to correct the matter. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting to review the status of the correction.

HEARING
#0010-0244-02
SATELLITE
INSTALL.

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 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
#0010-0245-02
CARPORT #527

The scheduled Hearing was held for the member with account #CV-0010-0326-02 for the resident's improper disposal of cigarette butts in the common area. The homeowner was not present, but had submitted correspondence stating that they had spoken with the tenants about the matter. 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 it was a repeat violation. Cardinal was requested to notify the owner of the Board's decision and inform the owner that if the violation were to be repeated, they would be called to another Hearing, where the fine would increase to \$100.00.

HEARING
#0010-0326-02
CIGARETTE
LITTERING

The scheduled Hearing was held for the member with account #CV-0010-0462-03 for failure to install locks on the storage units in carport #596. 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
#0010-0462-03
CARPORT #596

George Gonzales and Mayela Ramirez from Phoenix Patrol were present. Mr. Gonzales reported that the guard shack computer had been freezing up, and a password was needed to unlock the system. Director Gollin volunteered to assist with the computer. They were asked to make sure that patrol reports were submitted in a more timely manner, and to ensure that the gate attendants only spoke to residents about matters that were specific to their job duties.

PHOENIX
PATROL

The Landscape Committee report was discussed. The Directors reviewed the proposal from Las Flores Landscape dated April 18, 2012 to remove 15 alder trees and conduct a day of stump grinding. A Motion was duly made, seconded and unanimously carried to approve the proposal with the stipulation that the tree count was accurate, and that the stumps to be removed be identified on a list to be reviewed by the Board. Cardinal was requested to notify the vendor of the Boards decisions, and

LANDSCAPE
COMM.
TREES
REMOVED

to schedule a landscape walk with Director Gollin for the week of May 14th. Cardinal was also requested to issue a work order to inspect and remedy the landscaping on the left side of Elmdale Way as it was reported to have been damaged in some way.

The Pool Committee report was discussed. Cardinal was requested to issue a work order for the repair of the center pool gate closest to the men's restroom, as it was reportedly able to be opened by simply yanking on the handle. Cardinal was requested to notify Aquatrends that the pool heat was to be turned on at the north and south pools during the week of May 15th.

POOL
COMMITTEE

There were no Website or Architectural Committee reports.

CMTE. REPORTS

The Maintenance Committee reported that a Meeting had been held to approve the purchase of a replacement for the inoperable center pool heater. A Motion was duly made, seconded and unanimously carried to ratify the actions of the Maintenance Committee and approve the Committee Minutes of the April 16, 2012 Committee Meeting as written. A Motion was duly made, seconded and unanimously carried to appoint Marisa Patterson to the Maintenance Committee.

MAINT.
COMMITTEE

A Motion was duly made, seconded and carried to approve the Minutes of the March 28, 2012 Regular Meeting as written. Director Leierer abstained.

APPROVAL
OF REG MIN.

A Motion was duly made, seconded and unanimously carried to accept the March 2012 Financial Statement, as presented, subject to audit.

FINANCIAL
REVIEW

Cardinal was requested to obtain a bid from the refuse vendor to add a large item container to the service.

BID REQUEST

The Directors discussed the delinquent resident report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0024-03/APN #937-67-170, #CV-0010-0216-01/APN #937-67-290 and #CV-0010-0341-01/APN #937-67-356.

DELINQUENCY
LIENS
RECORDED

The Directors reviewed the outstanding balance on delinquent account #CV-0010-0460-03. It was noted that the unit had been foreclosed on by a senior lien holder and that a bankruptcy had been filed. A Motion was duly made, seconded and unanimously carried to write-off the outstanding balance of \$3,188.00 on delinquent account #CV-0010-0460-03 as bad debt.

BAD DEBT
#0010-0460-03
WRITE-OFF

The Directors reviewed the status on delinquent account #CV-0010-0192-03, noting that the previously approved payment plan was in default. A Motion was duly made, seconded and unanimously carried to send the account to the collections attorney.

PAYMENT
PLAN DEFAULT
#0010-0192-03

The Directors reviewed the budget worksheet. Cardinal was requested to include a draft budget in the next Board packet.

DRAFT
BUDGET

The Directors discussed the PrimeCo Painting & Construction project progress. It was noted that the project was nearly complete, and that the last seven buildings were to undergo final inspection shortly, as it had been delayed due to rain.

WOOD/PAINT
PROJECT

It was reported that the resident who had previously volunteered to chair the community garage sale had recently gotten a new job and was no longer able to assist. Director Gollin volunteered to post a message on the website requesting volunteers.

GARAGE
SALE

The Directors reviewed the proposals to conduct repairs after mold abatement at 12655-K Glendale. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 7520 dated April 9, 2012 from Vinco Construction to conduct the cabinet and drywall repairs at 12655-K Glendale, at a cost not to exceed \$1,795.00, to be charged to operating. The proposal from CPR Construction was denied. Cardinal was requested to notify both vendors of the Board's decisions.

INTERIOR
REPAIRS
12655-K
GLENDALE

The Directors reviewed the price increase notice from Ecolab for the community's pest control. A Motion was duly made, seconded and unanimously carried to accept the price increase.

PEST CONTROL
INCREASE

No action was required on the repair of the wall at carport #644, as the repair had been minor and was already completed by Vinco for a minimum charge.

CARPORT #644

The Directors reviewed the proposals for the application of slurry seal on the community's asphalt. Cardinal was requested to inquire if the proposal from Ben's Asphalt included repainting the fire lanes, and to obtain the thickness of the slurry seal to be applied. Additionally, Cardinal was to place the item on the next Agenda, and invite a representative from Ben's Asphalt to attend the next Meeting to discuss the proposed repairs, and if completed, how the repairs would extend the life of the existing asphalt.

ASPHALT
REPAIRS
SLURRY SEAL

Cardinal was requested to obtain bids for the replacement of the faded stop sign at the community's entrance.

STOP SIGN
BID

The Directors reviewed the three proposals from Peak Lighting for the replacement of the deteriorated well lights along the fence at Village Center Drive. A Motion was duly made, seconded and unanimously carried to approve the proposal dated April 18, 2012 to install seven new LED well lights at the brick columns just outside the property fence at Village Center Drive and the south guard shack at a cost not to exceed \$3,406.03, with the request that the vendor extend the previously negotiated 10% material discount to the proposal as well, to be charged to reserves.

REPLACEMENT
LED LIGHTING
VILLAGE CTR.
DRIVE

Cardinal was requested to send a letter to the City of Stanton, requesting that the trees at the same location along Village Center Drive be trimmed, as the area was too dark at night.

CITY TREES
TRIMMED

The Directors reviewed the previous matter of the repairs on the utility closet belonging to the homeowner with account #CV-0010-0209-02. It was reported that the repairs had been completed satisfactorily. Cardinal was requested to close the violation and notify the homeowner of the Board's decision.

#0010-0209-02
UTILITY CLST.
REPAIRS

The Directors reviewed the correspondence from the owner of account #CV-0010-0479-01 expressing concerns about the work that was conducted by PrimeCo, the Association's painting and wood replacement contractor. It was reported that the correspondence had been forwarded to PrimeCo but no update had been received. Cardinal was requested to request an update from PrimeCo on the status of the concerns and let the homeowner know that the final inspection had not yet taken place on the unit, and any flaws noted would be addressed prior to final sign off.

H/O CORRES.
#0010-0479-01
WOOD/PAINT
PROJECT

The Directors reviewed the correspondence from the owner of account #CV-0010-0242-01 complaining about a noisy neighbor. Cardinal was requested to send a letter to the owner and resident(s) of 7737-L Ferndale, requesting that the occupants be more considerate and reduce the banging and the slamming of doors, as the sounds extended beyond their unit and disturbed others.

H/O CORRES.
#0010-0242-01
NEIGHBOR
DISPUTE

The Directors reviewed the correspondence from the owner of account #CV-0010-0093-02 complaining about a noisy guest of a neighbor. Cardinal was requested to send a letter to the owner and resident(s) of 7701 Scottsdale, requesting that the guest who was playing music extremely loud within his vehicle turn the music off prior to arrival in the community, as the loud music was disturbing others.

H/O CORRES.
#0010-0093-02
NEIGHBOR
DISPUTE

The Directors reviewed the correspondence from the owner of account #CV-0010-0024-03 requesting the pre-lien fee assessed to his account be waived. A Motion was duly made, seconded and unanimously carried to deny the request. Cardinal was requested to notify the homeowner of the Board's decision.

H/O CORRES.
#0010-0024-03
WAIVE
PRE-LIEN

The Directors reviewed the correspondence from the resident of account #CV-0010-0335-06 reporting an incident of a tree falling on a vehicle on April 14, 2012 and requesting the Association pay the insurance deductible for the vehicle damages. Cardinal was requested to inform the resident that the Board was sympathetic to the resident's situation, but wanted to inform him that he had incorrect information, as the Board had no prior knowledge, nor had any Director been made aware of any hazardous condition regarding the tree, prior to it falling. Cardinal was also requested to inform the resident that the Board would consider the matter further once additional insurance or repair documentation had been forwarded to the Board for review.

H/O CORRES.
#0010-0335-06
TREE FALLING
ON VEHICLE

The Directors reviewed the information on the upcoming Cardinal Board education assessment collection courses. No action was required.

BOARD ED

The Directors reviewed the information from CAI on the upcoming education courses and on Board membership in CAI. A Motion was duly made, seconded and unanimously carried to adopt the Resolution to support CAI by joining as an

CAI
MEMBERSHIP

Association member, with Directors Patterson and Leierer representing the community, at a cost of \$189.00, to be charged to operating. Cardinal was requested to process the application and forward the fees to the appropriate office. Cardinal was also requested to add the cost of continued CAI membership to the annual budget draft.

It was noted an Executive Session was held following the March 2012 Regular Meeting to review and discuss legal issues and delinquency matters.

There being no further business, the Meeting was adjourned to the Executive Session at 8:21 p.m.

Submitted by: Karen Holthe, Senior Account Manager

ATTEST:

Jeff Gollin, 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 April 25, 2012 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

EXEC. SESS.

ADJOURN TO
EXEC. SESS.

SUBMITTED

ATTEST

CERTIFY