

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 23, 2014

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 23, 2014, at the Smoketree Clubhouse. President Gollin called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Jeff Gollin  
Bill Harkness  
Marisa Patterson

Directors Absent: Jubal Leierer

Representing Cardinal: Karen Holthe, CMCA, CCAM, AMS

Others Present: Richard Eagan  
George Gonzalez, Phoenix Patrol  
Emily J. Johnson  
Victor Ramirez, Phoenix Patrol  
Elaine Winner

Karen Holthe reported that quorum had not been met to hold the Annual Meeting, as only 167 of the necessary 248 ballots had been received. It was noted that the scheduled drawing for the gift cards would not take place as the pre-requisite amount of ballots had not been received. It was announced that the Second Calling of the Annual Meeting would be held on May 28, 2014, at 6:30 p.m. Cardinal was requested to provide an Inspector of Elections at the Second Calling to count the votes and announce the results.

ANNUAL MTG.  
NO QUORUM

Director Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 7735-K Briarglen Loop was present to introduce himself to the Board as he was one of the candidates running for an open Board position.

7735-K  
BRIARGLEN

There was discussion that raccoons had been sighted on the property, the feral cat population had increased, and that a resident was leaving cat food in the carports.

ANIMAL  
ACTIVITY

There was discussion regarding activities that were permissible to be conducted in the carports. Cardinal was requested to place an item on the next agenda to review the Rules and Regulations with regard to carport usage and permissible activities that could be conducted therein.

CARPORT  
RULES

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

H/O FORUM

George Gonzales from Phoenix Patrol was present to relay that the vendor, who had been requested to provide security camera options to the Board, was unable to attend as scheduled, as he was still on another job site, and that he would provide firm

GUEST  
VENDOR

quotes to the Board as soon as possible.

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to remove weeds from the patio. 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  
WEEDS IN  
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to replace a damaged window screen. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation as Cardinal notified the Board that the violation had been corrected. Cardinal was directed to notify the account owner of the Hearing results.

HEARING  
#0010-0382-01  
WINDOW  
SCREEN

The scheduled Hearing was held for the owner of account #CV-0010-0192-03 for failure to repair or replace upstairs window blinds. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation as Cardinal notified the Board that the violation had been corrected. Cardinal was directed to notify the account owner of the Hearing results.

HEARING  
#0010-0192-03  
REPLACE  
WINDOW  
BLINDS

The scheduled Hearing was held for the owner of account #CV-0010-0281-02 for failure to utilize their garage for vehicle parking. The owner was not present but had submitted correspondence in the matter. 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, schedule another Hearing at the next Meeting at which another fine could be imposed, and answer the owner's question that the truck was allowed to park in guest parking if it was too large to fit in the garage.

HEARING  
#0010-0281-02  
GARAGE  
PARKING

The scheduled Hearing was held for the owner of account #CV-0010-0067-01 for storing items on the patio. The owner was present to inform the Board that she had been in an accident on Monday and couldn't move the items. A Motion was duly made, seconded, and unanimously carried to grant the owner a 60-day extension to correct the violation. Cardinal was directed to advise the owner of the Hearing results, and schedule another Hearing at the June Meeting at which a fine could be imposed if the matter was not corrected.

HEARING  
#0010-0067-01  
STORED  
ITEMS ON  
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0014-04 for failure to repair or replace the damaged window blinds. 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  
#0010-0014-04  
WINDOW  
BLINDS

The scheduled Hearing was held for the owner of account #CV-0010-0374-03 for an unapproved satellite installation and an incomplete satellite removal. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation as Cardinal notified the Board that the violation had been corrected. Cardinal was directed to notify the account owner of the Hearing results.

HEARING  
#0010-0374-03  
SATELLITE  
MATTERS

The scheduled Hearing was held for the owner of account #CV-0010-0412-01 for overgrown plants in the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation as Cardinal notified the Board that the violation had been corrected. Cardinal was directed to notify the account owner of the Hearing results.

HEARING  
#0010-0412-01  
OVERGROWN  
PLANTS

George Gonzales and Victor Ramirez from Phoenix Patrol were present to discuss patrol services. There was discussion on the theft of the camera and how that matter was being resolved, and they reported that the hole that had been dug at the property perimeter had been filled in. George reported that a report had been submitted to Cardinal regarding vehicle citations and the Board requested that the gate attendants be more vigilant in enforcing the parking rules.

PHOENIX  
PATROL

Landscape matters were discussed. A Motion was duly made, seconded, and unanimously carried to ratify the prior approval of the Landscape Chair to approve proposal #5220 from Las Flores Landscape to remove twelve dead and/or dying alder trees and their respective stumps, at a cost of \$3,000.00, to be charged to reserves.

LANDSCAPE  
COMMITTEE

The Directors reviewed a proposal to trim carrotwood trees. A Motion was duly made, seconded, and unanimously carried to approve proposal #5222 from Las Flores Landscape to trim 49 carrotwood trees, at a cost of \$2,695.00, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision, along with their disappointment at the late date of the proposal receipt, as they preferred that all tree-trimming work was to be completed each year prior to the first day of spring.

CARROTWOOD  
TRIMMING  
APPROVED

Cardinal was requested to send a letter to the owners of accounts #CV-0010-0292-01 and #CV-0010-0035-04, informing them that it was reported to the Board that personal plants, specifically succulents that were not in conformance with the Association's planting scheme, had been planted in the common areas, and that each owner had fourteen days to remove said plants and relocate them to their exclusive use common areas. Any plants that were not removed by that date would be removed by the Association's landscapers and the owners would be charged a fee for the removal costs. It was reported that the owner of account #CV-0010-0211-06 had screwed a planter box into the wood siding, which was against the rules. Cardinal was requested to send a letter to the owner to remove the box and patch and paint the holes that had been created by the screws and chains holding the box.

LANDSCAPE &  
ARCHITECT.  
VIOLATIONS

Marisa Patterson, Pool Committee, was present to report that she had purchased three new outdoor clocks for the pool areas as authorized at the prior Meeting, and would be installing them in the near future. A Motion was duly made, seconded, and

POOL  
COMMITTEE

unanimously carried to approve May 19, 2014, as the start date to heat the north and south pools. It was reported that the center spa was not getting hot. Cardinal was requested to inform Aquatrends of the date to heat the pools and issue a work order to investigate and remedy any spa heating problems.

The Directors reviewed proposal #43720 from Aquatrends to replace a spa caution sign. The matter was tabled for further review. Director Patterson requested to know what signage was required by law to be displayed in the pool area. Cardinal was requested to obtain the information for review at the next Meeting.

As there were no reports from the Website, Architectural, and Maintenance Committees, no action was required.

Cardinal was requested to inquire of the Verizon Fios representatives if city permits were required for the proposed upgrades, and to place discussion of the matter on the next agenda.

The Directors reviewed the March 26, 2014, Regular Meeting Minutes. A Motion was duly made, seconded, and unanimously carried to approve the Minutes as presented.

The Directors reviewed the March 26, 2014, Executive Session Minutes. A Motion was duly made, seconded, and unanimously carried to approve the Minutes as presented.

The Directors reviewed the March 2014 Financials. A Motion was duly made, seconded, and unanimously carried to accept the Financials as prepared, subject to audit. Cardinal was requested to investigate two invoices from November and January for tree trimming, in the amounts of \$1,240.00 and \$8,980.00, to see if they could be re-coded to reserves, and, if so, to recode one or both invoices, as appropriate.

The Directors reviewed the delinquency report. A Motion was duly made, seconded, and unanimously carried to approve the lien authorization on account #CV-0010-0365-02/APN #937-67-201.

The Directors reviewed the budget worksheet. The budget process was explained to those present. No action was required.

The Directors reviewed the collection status reports from the collection attorneys. Cardinal was requested to ask Association Lien Services if they could provide a report that was more current for review each month.

The Board tabled discussion regarding surveillance and camera upgrade proposals to the next Meeting.

SPA SIGNAGE

COMMITTEES

FIOS UPGRADE

APPROVAL OF  
REG. MIN.

APPROVAL OF  
EXEC. MIN.

FINANCIAL  
REVIEW

DELIN. REPORT  
LIEN RESOLTN.

BUDGET

SURVEILLANCE  
PROPOSALS

The Directors reviewed a request from the owner of account #CV-0010-0343-01 for waiver of a late fee. A Motion was duly made, seconded, and unanimously carried to waive the \$10.00 late fee on the account.

#0010-0343-01  
LATE FEE  
WAIVER

The Directors reviewed a request from the tenant of 12621-F Cleardale Circle to revoke the rule against riding bicycles and scooters on the sidewalks. A Motion was duly made, seconded, and unanimously carried to deny the request.

12621-F  
CLEARDALE  
RULE CHANGE

The Directors reviewed a request from the owner of 7730-H Briarglen Loop to park an 8' x 8' x 16' storage pod for one day, to facilitate a move, from May 8, 2014 to May 9, 2014, in the guest parking area. A Motion was duly made, seconded, and unanimously carried to approve the request, with the stipulation that the pod was not to protrude into the traffic lane. Cardinal was requested to inform the owner of the Board's decision.

7730-H  
BRIARGLEN  
POD STORAGE

It was noted an Executive Session was held following the March 26, 2014, Regular Meeting to approve the February 26, 2014, Executive Session Minutes and review and discuss delinquency and legal matters.

EXECUTIVE  
SESSION

There being no further business, the Meeting was adjourned at 7:45 p.m.

ADJOURN

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 April 23, 2014 as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date