

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 22, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 22, 2015, at the Smoketree Clubhouse. President Gollin called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Richard Eagan
Jeff Gollin
Bill Harkness
Jubal Leierer
Marisa Patterson

Directors Absent: None

Representing Cardinal: Elizabeth Marete, Assistant Account Manager

Others Present: Jim Canini
Brad Constant
Sherri French
Joe Humby, Las Flores Landscape
Jim Glenn
Leticia Gonzalez
Lyn Knox
Michael Nagle
Mayela Ramirez, Phoenix Patrol
Lorena Tominez
Christina Vaca

Elizabeth Marete reported that quorum had not been met to hold the Annual Meeting, as only 147 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 requisite amount of ballots had not been received. It was announced that the Second Calling of the Annual Meeting would be held on May 27, 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-C Briarglen Loop was present to express concerns regarding the ongoing suspicious activities at 12682 Ferndale Circle. The owner was also present and expressed that he was not aware of the suspicious activities as he was at work all day. Additionally, he provided a notice to the Association to deny access to his tenant's visitors as they were causing a nuisance within the Association. Phoenix Patrol and Cardinal were requested to contact the Sheriff's Department regarding the ongoing suspicious activity. The owner of 7735-C Briarglen Loop requested if the Association had any approved windows and maintained the patio areas. The Board expressed that homeowners are responsible for the patio area maintenance. Cardinal was requested to send the owner of 7735-C Briarglen Loop an architectural application and a list of the approved windows to be installed.

7735-C
BRIARGLEN
NEIGHBOR
CONCERNS

The owner of 7720 Elmdale was present to express concerns regarding disturbing activities at 12682 Ferndale Circle. She expressed that while she was at the pool with her guests the residents of this unit were excessively loud to where she could hear them from the pool.

7720 ELMDALE
NEIGHBOR
CONCERNS

The owner of 12621 Moordale was present to express that her bike was recently stolen from her carport. The Board informed her that she also had the option of storing her bike in her patio area.

12621
MOORDALE
STOLEN BIKE

The owner of J-12654 Scottsdale was present to discuss a Hearing notice she had received. She was advised that the Hearing would be held at the May 2015 Board meeting as advised on her correspondence. Additionally, she reported termite activity. She was requested to call Cardinal customer service to report the termite affected areas.

J-12654
SCOTTSDALE -
TERMITE
ACTIVITY

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

H/O FORUM
CLOSED

Joe Hamby from Las Flores was present to discuss the second phase of turf replacement. He expressed that the plan was to leave the large turf areas that are big enough to be used for such activities as games, picnics, general community use, and all parkways which are turf areas between the sidewalk and curbs only. This would allow the Association to expect a savings of 30% for the amount of water it takes to irrigate the shrubs over turf. If drought tolerant plants were used, the Association could expect this savings to increase up to 70% once these plants became established. The City turf removal program was currently offering \$2.00 per square foot for turf removal. This funding covered about 80% of the total cost with only minor changes to the irrigation. A Motion was duly made, seconded, and unanimously carried to approve the second phase of turf removal. Las Flores was requested to choose a location to start with as an example to allow Members time to provide their concerns before proceeding. Cardinal was requested to inform the vendor of the Board's decision.

JOE HAMBY –
LAS FLORES
TURF REMOVAL
PROJECT

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-0010-0113-01 for making structural changes in the common area. The owner was not present but had sent correspondence to state the violation had been corrected as the handrail had been painted black as requested. Additionally, she provided an after-the-fact architectural application as previously requested for the installed handrail. A Motion was duly made, seconded, and unanimously carried to approve the after-the-fact architectural application request with the stipulation that the handrail would be removed upon the sale of the unit. Additionally,

HEARING
#0010-0113-01
STRUCTURAL
CHANGES IN
COMMON AREA

Cardinal was requested to contact the City to make sure that permits were not required for the change in the common area. Cardinal was directed to advise the owner of the Hearing results.

The scheduled Hearing was held for the owner of account #CV-0010-0014-04 for failure to remove an inoperable bicycle in the carport 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
#0010-0014-04
STORAGE IN
CARPORT AREA

The scheduled Hearing was held for the owner of account #CV-0010-0102-06 for failure to remove the cardboard from the carport area and replace it with a suitable oil receptacle. 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
#0010-0102-06
CARPORT
MAINTENANCE

The scheduled Hearing was held for the owner of account #CV-0010-0198-04 for causing a noise nuisance. 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 schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#0010-0198-04
NOISE NUISANCE

The scheduled Hearing was held for the owner of account #CV-0010-0259-03 for failure to install locks on the storage closets in the carport area. The owner was not present. As it was confirmed per a 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 inform the owner of the Hearing results.

HEARING
#0010-0259-03
STORAGE LOCKS

The scheduled Hearing was held for the owner of account #CV-0010-0355-03 for failure to remove the stored items in the carport area. The owner was not present. As it was confirmed per a 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 inform the owner of the Hearing results.

HEARING
#0010-0355-03
STORED ITEMS IN
PATIO AREA

The scheduled Hearing was held for the owner of account #CV-0010-0483-02 for failure to trim a patio plant. The owner was not present. As it was confirmed per a 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 inform the owner of the Hearing results.

HEARING
#0010-0483-02
TRIM PATIO
PLANT

The scheduled Hearing was held for the owner of account #CV-0010-0350-02 for bringing their dog into the pool area. The owner was not present but had sent correspondence expressing that he did not know it was a violation. A Motion was duly made, seconded, and

HEARING
#0010-0350-02
PET IN POOL

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.

AREA

The scheduled Hearing was held for the owner of account #CV-0010-0426-02 for failure to trim a patio plant. 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
#0010-0426-02
TRIM PATIO
PLANT

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
MAINTENANCE

The scheduled Hearing was held for the owner of account #CV-0010-0494-02 for having a stored vehicle with expired tags in the carport area. The owner was present and expressed that the vehicle would be moved from the Association that following weekend. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance and give the owner time to move the vehicle from the Association. A Motion was also duly made, seconded, and unanimously carried impose a \$100.00 fine, if the owner failed to move the vehicle from the Association, 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
#0010-0494-02
STORED VEHICLE
WITH EXPIRED
TAGS

The scheduled Hearing was held for the owner of account #CV-0010-0159-02 for failure to trim a patio plant. The owner was not present but had sent correspondence stating that the banana plant had been trimmed before the hearing in April. It was stated that the banana plant was still above 8 feet tall and needed to be trimmed below the height of 8 feet. Additionally, the owner requested that the previously assessed fine in the amount of \$50.00 be revoked as she had send correspondence with a picture of the banana plant prior to the Hearing in April. Cardinal provided a copy of the attachment which was not a picture of the banana plant. As the height of the banana plant was still above the allowable height, a Motion was duly made, seconded, and unanimously carried to deny the request to revoke the fine. 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
#0010-0159-02
PATIO PLANT
HEIGHT

The scheduled Hearing was held for the owner of account #CV-0010-0252-02 for reckless driving within the Association. The owner was present. As it was a repeated violation, 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.

HEARING
#0010-0252-02
RECKLESS
DRIVING

The scheduled Hearing was held for the owner of account #CV-0010-0210-03 to assess the cost of repairs performed at an adjoining unit, due to the owners leaking air conditioning unit. The owner was present to dispute the cost of the plumbing service call but stated that her insurance company had opened a claim and had been waiting for the invoices to make the payments. The Board reiterated that the decision to assess the owner the plumbing service call had been approved at the November Meeting in the amount of \$295.00. The Board informed the owner that to revoke the decision made at that time she would need to write to the Board to make the request. As the damages were made as a result of the owner's air conditioning unit, a Motion was duly made, seconded, and unanimously carried to assess the owner the cost of the repairs in the amount of \$2,651.42. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0210-03
ASSESS
LEAK DAMAGE
COSTS

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters. She expressed concerns regarding the disturbances created by visitors of the tenants of 12682 Ferndale Circle and the ongoing suspicious activities. Phoenix Patrol and Cardinal were also requested to contact the Sheriff's Department regarding the ongoing suspicious activity.

PHOENIX
PATROL
REPORT

The Directors reviewed a proposal from Las Flores Landscape to power wash the sidewalks. 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.

LANDSCAPE
COMMITTEE

Cardinal was requested to inform Aquatrends to turn on the pool heater the Monday before Memorial day.

POOL
COMMITTEE

Cardinal was requested to provide copies of all revised documents reflecting the updated address changes to the Web Committee.

WEB COMMITTEE

There was no report from the Architectural Committee.

ARCH. CMTE.

A Motion was duly made, seconded, and unanimously carried to ratify the previously approved proposal from Scott English to install a new water meter at 12651 Scottsdale at the total cost of \$1,085.00. Cardinal was requested to forward the signed proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the March 30, 2015, Regular Meeting as presented.

APPROVAL OF
REG MINUTES

The Directors reviewed the March 2015 Financial statements. A Motion was duly made, seconded, and unanimously carried to accept the 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 ALS status reports. No action was required.

ALS REPORT

A Motion was duly made, seconded, and unanimously carried to authorize the liens for the following accounts #CV-0010-0042-01-APN #937-673-38 and #CV-0010-0301-02-APN #937-671-14 per the Association's collections policy.

LIEN
APPROVALS

The Directors reviewed the Association Lien Service (ALS) and the McIntyre Law Group (MLG) status reports. No action was taken.

COLLECTION
STATUS RPTS.

The Board reviewed proposal #13650 from Vinco Construction to perform repairs at several units and proposal #13493 for fence repairs at 12379 Mistybrook. A Motion was duly made, seconded, and unanimously carried to approve proposal #13650 from Vinco to perform repairs at several units at the total cost of \$1,995.00 and proposal #13493 for fence repairs at 12379 Mistybrook at the total cost of \$765.00. Cardinal was requested to inform the vendor of the Board's decision. Cardinal was also requested to remind Vinco to provide itemized proposals in the future as previously requested.

VINCO
CONSTRUCION
PROPOSAL

The Directors reviewed proposals from CPR Construction and Vinco Construction to replace the water heater closet door at G-12654 Scottsdale. A Motion was duly made, seconded, and unanimously carried to approve the proposal from CPR Construction at the total cost of \$1,063.00. Cardinal was requested to inform the vendors of the Board's decision.

WATER HEATER
CLOSET DOOR
REPAIRS

The Directors reviewed a proposal from Link-Nilsen to remove a private fire hydrant in the green belt area near the gazebo. A Motion was duly made, seconded, and unanimously carried to deny the proposal and to table the issue for now. Cardinal was requested to inform the vendor of the Board's decision.

LINK-NILSEN
PROPOSAL

The Directors reviewed correspondence from the owner with account #CV-0010-0226-01 requesting to remove parking decals that were previously issued to his unit from his account without cost. A Motion was duly made, seconded, and unanimously carried to approve the request to remove the parking decals without cost. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0226-01
PKG DECALS

The Directors reviewed correspondence from the owner with account #CV-0010-0161-02 requesting to waive a late fee and interest. A Motion was duly made, seconded, and unanimously carried to deny the request to waive the late fee and interest in the amount of \$31.53. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0161-02
WAIVE LATE
FEE & INTEREST

The Directors reviewed correspondence from the owner with account #CV-0010-0298-03 requesting to waive a late fee, interest charges, and a pre-lien fee. A Motion was duly made, seconded, and unanimously carried to deny the request to waive the late fee, interest charges, and pre-lien fee in the amount of \$148.64. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0298-03
WAIVE LATE
FEE & PRE-
LIEN FEE

The Directors reviewed correspondence from the owner with account #CV-0010-0124-03 reporting a neighbor cooking odor nuisance. Cardinal was requested to contact code enforcement to verify if the adjacent walls had been modified.

H/O CORRES.
#0010-0124-03
ODOR NUISANCE

The Directors reviewed the architectural application request from the owner with account #CV-0010-0480-01 requesting to install a handrail in the common area. A Motion was duly made, seconded, and unanimously carried to approve the architectural application to install the handrail in the common area with the stipulations that the handrail must be of the same material and color, and match with the handrails within the Association. Additionally, the owner would be liable for the handrail maintenance as well as any liability. The owner would need to obtain the required building permits from the City of Stanton and provide the approved permits to Cardinal.

There being no further business, the Meeting was adjourned at 8:15 p.m.

Submitted by: Elizabeth Marete, Assistant 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 22, 2015, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

H/O CORRES.
#0010-0480-01
HANDRAIL

ADJOURN

SUBMITTED

ATTEST

CERTIFY