

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 26, 2017

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 26, 2017, at the Smoketree Clubhouse. President Jubal Leierer called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Jeff Gollin  
Jubal Leierer  
Marisa Patterson

Directors Absent: Bill Harkness

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: Craig Bourne  
Tami Carnes  
Jeremy Daggett  
Kathryn Garvey  
Chris Kaesviharn  
Soran Lim  
Sturgis Nichols  
Mayela Ramirez, Phoenix Patrol  
Jennifer Thomas  
B. Uyes

Lisa Bryce reported that quorum had not been met to hold the Annual Meeting, as only 51 of the necessary 243 ballots had been received. It was announced that the Second Calling of the Annual Meeting would be held on May 17, 2017, following the Regular scheduled Board Meeting. Cardinal was requested to inform the Inspector of Elections of the Board's decision.

ANNUAL  
MEETING

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 7737 Ferndale was present to discuss a fine not being removed from their account, receiving a letter regarding their tenants vehicle being stored, that all of their window screens were stolen off the condo, that the fence was leaning and ready to fall over, and that the gate would not open. Cardinal was requested to research the account and Minutes from June 2016 regarding the fine being removed and to add this item to the agenda. Cardinal was requested to research the stored vehicle fine and add the item to the May agenda. Cardinal was requested to issue a work order to have the fence and gate inspected.

7737 FERNDALE

The owner of 7704 Landsdale was present to discuss their tenant not receiving a vehicle decal. The Board granted the vehicle decal to be issued to the tenant. Cardinal was requested to issue the vehicle decal to the tenant.

7704 LANDSDALE

The owner of 12656 Scottsdale was present to discuss the March 2017 Board

12656

Minutes not being uploaded to the website. Cardinal was requested to email the draft Minutes to the website coordinator.

SCOTTSDALE

The owner of 12655-H Glendale was present to discuss vehicle decals and carports. No action was required.

12655-H  
GLENDALE

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

H/O FORUM  
CLOSED

Cardinal was requested to add pedestrian gate alarms to the May 2017 agenda.

PEDESTRIAN  
GATE ALARM  
HEARING  
#0010-0382-01  
DAMAGED  
WINDOW  
SCREEN

The scheduled Hearing was held for the owner with account #CV-0010-0382-01 for a damaged window screen. 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.

The scheduled Hearing was held for the owner with account #CV-0010-0206-03 for the patio gate needing repair. 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  
#0010-0206-03  
PATIO GATE

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for a damaged window screen. 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-0010-0338-01  
DAMAGED  
WINDOW SCREEN

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for sifting through the dumpster. 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.

HEARING  
#CV-0010-0338-01  
SIFTING  
THROUGH TRASH

The scheduled Hearing was held for the owner with account #CV-0010-0050-04 for failure to remove the plywood 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-0010-0050-04  
PLYWOOD ON  
THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0074-01 for three vehicle citations. The owner was not present. As the violations had not

HEARING  
#CV-0010-0074-01

been corrected, 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.

MULTIPLE  
CITATIONS

The scheduled Hearing was held for the owner with account #CV-0010-0074-01 for three vehicle citations. The owner was not present. As the violations had not been corrected, 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-0010-0074-01  
MULTIPLE  
CITATIONS

The scheduled Hearing was held for the owner with account #CV-0010-0125-02 for failure to clean the top of the fence. 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-0010-0125-02  
TOP OF THE  
FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0172-05 for dog barking nuisance. 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.

HEARING  
#CV-0010-0172-05  
NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0183-05 for three vehicle citations. The owner was not present. As the violations had not been corrected, 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-0010-0183-05  
MULTIPLE  
CITATIONS

The scheduled Hearing was held for the owner with account #CV-0010-0201-02 for failure to trim plant material. 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-0010-0201-02  
PLANT MAT.  
TRIMMED

The scheduled Hearing was held for the owner with account #CV-0010-0226-02 for failure to remove bricks and pots from 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-0010-0226-02  
PATIO ITEMS

The scheduled Hearing was held for the owner with account #CV-0010-0307-02 for failure to clean the top of the fence. 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-0010-0307-02  
TOP OF THE  
FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0313-05 for failure to clean the top of the fence. The owner was present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been

HEARING  
#CV-0010-0313-05  
TOP OF THE

corrected. Cardinal was directed to advise the owner of the Hearing results.

FENCE

Cardinal was requested to issue a work order to have the top of the fence painted at 7731 Meadowbrook Way.

PAINTED FENCE

Cardinal was requested to issue a work order to have the trees inspected and trimmed away from the roof at 7731 Meadowbrook Way.

TREES  
 INSPECTED

The scheduled Hearing was held for the owner with account #CV-0010-0313-05 for failure to replace the damaged blinds. The owner was 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-0010-0313-05  
 REPLACE  
 DAMAGED  
 BLINDS

The scheduled Hearing was held for the owner with account #CV-0010-0351-02 for metallic window coverings. 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-0010-0351-02  
 WINDOW  
 COVERINGS

The scheduled Hearing was held for the owner with account #CV-0010-0435-03 for failure to remove holiday decorations. 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-0010-0435-03  
 HOLIDAY  
 DECORATIONS

The scheduled Hearing was held for the owner with account #CV-0010-0435-03 for failure to trim plant material. 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-0010-0435-03  
 PLANT MAT.  
 TRIMMED

The scheduled Hearing was held for the owner with account #CV-0010-0470-03 for failure to remove the trash cans from 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.

HEARING  
 #CV-0010-0470-03  
 TRASH CANS

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters, to report the men's south pool toilet was not working, and report the pedestrian gate at the central pool was still not fixed.

PATROL  
 MATTERS

The Directors reviewed correspondence received regarding the guards at the guard house. Cardinal was requested to email the correspondence to Mayela at Phoenix Patrol.

PATROL CORR.

Cardinal was requested to secure a bid to re-paint the north guard house.

NORTH GUARD  
 HOUSE

The Landscape Committee reported that the rain increased the weeds in the

LANDSCAPE

Association and that the landscapers were weeding those areas, and the landscapers were in the process of transplanting rose bushes throughout the community. Cardinal was requested to ask the landscapers for a tree inspection and to submit a proposal for trees that needed to be trimmed.

COMMITTEE

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

POOL CMTE.

There was no report from the Website Committee.

WEBSITE CMTE.

The Architectural Committee requested that the notice of completion form be sent to all approved architectural requests.

ARCH. CMTE.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from March 29, 2017, approving the proposal from Scott English Plumbing for miscellaneous repairs at the pool restroom at a cost of \$675.00. No action was required.

MAINTENANCE COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the March 22, 2017 Regular Meeting, as submitted. Director Gollin abstained.

APPROVAL OF MINUTES

The Directors reviewed the March 2017 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the March 2017 Financial Statement as prepared, subject to audit. Cardinal was requested to run a general ledger on accounts #6249, and #6390. Cardinal was requested to remove account #6450. Cardinal was requested to research why the taxes were so high.

FINANCIAL REVIEW

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

AGING RPT.

The Directors reviewed the collection status reports from Association Lien Services. No action was required.

COLLECTION STATUS RPTS.

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 #937-673-39 and APN# 937-674-35. Cardinal was requested to inform the collection attorney of the Board's decision.

LIEN RESOLUTIONS

The Directors reviewed the proposals from Accurate Termite, Animal Pest Management, and Newport Exterminating. A Motion was duly made, seconded, and unanimously carried to approve Newport Exterminating as the Association's pest control vendor. Cardinal was requested to add this item to the agenda to determine a start date and to terminate the existing contract.

PEST CONTROL PROPOSALS

The Directors tabled review of the proposals from Ben's Asphalt, JB Bostick Company, and NPG Corporation for the street slurry until the next Board Meeting. Cardinal was requested to invite JB Bostick (upper management) to the May

STREET SLURRY PROPOSALS

2017 Board Meeting at 6:30 p.m. Cardinal was requested to secure two more bids for the street slurry.

The Directors discussed 72-hour violations in vehicle carports. Cardinal was requested to add this item to the May 2017 agenda under rule changes.

72-HOUR  
VIOLATIONS

Cardinal was requested to add to the May 2017 agenda rule changes, to include dog attacks being an immediate scheduled Hearing.

RULE CHANGES

The Directors reviewed correspondence from the owner with account #CV-0010-0200-05 regarding a neighbor-to-neighbor issue. The homeowner was present. A Motion was duly made, seconded, and unanimously carried to have the Association attorney send a strongly worded letter to the owner regarding their tenant's noise nuisance. Cardinal was requested to have a policy in writing on how Cardinal would confirm that an open violation does not receive different fines at different times. This item would be added to the May 2017 agenda. Cardinal was requested to research if the Association could increase previously assessed fines to the appropriate level.

H/O CORRES.  
#0010-0200-05  
NEIGHBOR-TO-  
NEIGHBOR

The Directors reviewed Vinco Construction's proposal #17999. A Motion was duly made, seconded, and unanimously carried to approve proposal #17999 for miscellaneous repairs at a cost of \$2,940.00. Cardinal was requested to inform the owners and vendor of the Board's decision.

VINCO CONST.  
APPROVED  
PROPOSAL

The Directors reviewed correspondence from the owner with account #CV-0010-0138-01 regarding 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.  
#0010-0138-01  
PREVIOUSLY  
ASSESSED FINE

The Directors reviewed correspondence from the owner with account #CV-0010-0475-04 regarding waiving late interest and fees. 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.  
#0010-0475-04  
LATE INTEREST  
AND FEES

The Directors reviewed correspondence from the owner with account #CV-0010-0438-07 regarding towing reimbursement. 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.  
#0010-0438-07  
TOWING REIMB.

The Directors discussed feral cats in the community. No action was required.

FERAL CATS

The Directors reviewed the class that Cardinal Property Management was offering. No action was required.

CARDINAL  
CLASS

The Directors discussed violation letters sent through email. No action was required.

VIOLATION  
LETTERS

The Directors tabled the discussion on the new vehicle decals to the next Board

Meeting. Cardinal was requested to move the item to the beginning of the Meeting.

A Motion was duly made, seconded, and unanimously carried to approve purchasing five new stop signs. Cardinal was requested to purchase the stop signs.

A Motion was duly made, seconded, and unanimously carried to approve purchasing a slow blind curve sign. Cardinal was requested to purchase the sign.

The next scheduled Board Meeting would be held on May 17, 2017.

There being no further business, the Meeting was adjourned at 8:26 p.m.

Submitted by: Lisa Bryce, Account Manager

ATTEST:

\_\_\_\_\_  
Jubal Leierer, 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 26, 2017, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

VEHICLE DECALS

STOP SIGNS

BLIND CURVE  
SIGN

BOARD MEETING

ADJOURN

SUBMITTED

ATTEST

CERTIFY