

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 25, 2018

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 25, 2018, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:32 p.m.

CALL TO  
ORDER

Directors Present:	Jeff Gollin Chris Kaesviharn Jubal Leierer Marisa Patterson
Directors Absent:	None
Representing Cardinal:	Lisa Bryce, Account Manager Jessica Loyola, Assistant Account Manager
Others Present:	Cheryl Casanova – Village Center Kathleen Curran Hilary Leierer Sung Park Mayela Ramirez – Phoenix Patrol Danielle Reppen – Village Center Rosy Rivera Geno Servello

It was announced that the Board met in Executive Session after the March 28, 2018 Regular Meeting discuss legal issues, and to approve Minutes.

EXECUTIVE  
ANN.

Lisa Bryce reported that quorum had not been met to hold the Annual Meeting, as only 124 of the necessary 248 ballots had been received. It was announced that the Second Calling of the Annual Meeting would be held on May 23, 2018, following the Regular scheduled Board Meeting.

ANNUAL  
MEETING

Cheryl Casanova and Danielle Reppen were present to discuss the new mix use site, residential and commercial, that would be part of Village Center. It would include 208 units. Demo was scheduled to start summer of 2018. They further discussed the block wall that would be constructed between Crosspointe Village and the new development, and the pine trees needing to be removed. No action was required.

VILLAGE  
CENTER

Director Leierer opened Homeowner Forum.

H/O FORUM

The owner of 12635-G Briarglen Loop was present to discuss the possibility of a rule change regarding shoes on the patio. Cardinal was requested to place the matter on the May 2018 Agendal. Additionally, the owner discussed the unit above him not having saucers under their plants. Cardinal was requested to confirm this at the next site inspection.

12635-G  
BRIARGLEN

The owner of 12655-B Glendale was present to discuss the dryer vents not being cleaned throughout the community, which could be a fire hazard. Cardinal was directed to request bids for a flat rate to clean the dryer vents and post the rates on the Association's website, send an email via Pilera, and add the information to the billing statements for the owners to contact the vendor directly. Additionally, Cardinal was to email the Directors the number of owners using the service.

12655-B  
GLENDALE

The owner of 12680-K Briarglen Loop was present to discuss a citation and fine she received a year ago. Cardinal was requested to review the Minutes from a year ago to determine if the matter was resolved. If the matter was not yet resolved, Cardinal was requested to add the matter to the May 2018 Agenda.

12680-K  
BRIARGLEN

As there was 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-0010-0382-01 for failure to trim the tree encroaching 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-0010-0152-02 for the sign on the patio gate. 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-0010-0152-02  
SIGN ON PATIO  
GATE

The scheduled Hearing was held for the owner with account #CV-0010-0207-03 for the broom on their 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-0010-0207-03  
BROOM ON  
PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0474-04 for not parking their vehicles in the garage. 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, request a photo of the vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
CV-0010-0474-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0477-04 for not parking their vehicles in the garage. 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-0010-0477-04  
PARKING  
VIOLATION

results, request a photo of the vehicles in the garage, 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-0010-0126-05 for the stored vehicle. 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, request a photo of the vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
CV-0010-0126-05  
STORED  
VEHICLE

The scheduled Hearing was held for the owner with account #CV-0010-0059-02 for the dishwasher that was left in dumpster area number four. The owner was present. A Motion was duly made, seconded, and unanimously carried to assess the amount of the large item pickup to the owner's assessment account once Cardinal received the itemized invoice for the large item pickup. Additionally, Cardinal was requested to send a copy of the invoice to the owner, and to advise the owner of the Hearing results.

HEARING  
CV-0010-0059-02  
DUMPED  
DISHWASHER

The scheduled Hearing was held for the owner with account #CV-0010-0314-01 for illegally parking their vehicle behind the garage. 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.

HEARING  
CV-0010-0314-01  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for rummaging through the dumpster on March 19, 2018. The owner was not present. 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  
DUMPSTER  
DIVING

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for a dog being off a leash. 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.

HEARING  
CV-0010-0379-01  
DOG OFF LEASH

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for having an unescorted guest in the community. 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.

HEARING  
CV-0010-0379-01  
UNESCORTED  
GUEST

Mayela Ramirez of Phoenix Patrol was present to discuss patrol matters. Phoenix Patrol was requested to prop the pedestrian gate open at the center pool for

PATROL REPORT

thirty minutes to ensure the sensors were working properly, and to send a patrol report verifying the action. Director Gollin advised many owners and tenants have been violating the Pool Rules and to report all violations to Cardinal.

The Directors discussed the pool furniture that needed to be replaced due to damage. Cardinal was directed to obtain bids for new pool furniture, and email the options to the Directors before the May 2018 Board Meeting.

POOL  
COMMITTEE

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

LANDSCAPE  
COMMITTEE

The Directors discussed the report from the Website Committee. Director Gollin reminded Cardinal to send him the draft Minutes and Agendas for posting on the Association's website.

WEBSITE  
COMMITTEE

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

ARCHITECTUAL  
COMMITTEE  
MAINTENANCE  
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from April 17, 2018, approving the proposal from Scott English Plumbing to install a new water main at 12712 Rambling Brook at a cost of \$1,485.00, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the March 28, 2018 Regular Meeting, and the Minutes of the March 28, 2018 Executive Session, as submitted. No action was required.

APPROVAL OF  
MINUTES

The Directors reviewed the March 2018 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the March 2018 Financial Statement.

FINANCIAL  
REVIEW

The Directors discussed reclassifying items on the general ledger for accounts #6356 and #6385. No action was required.

GENERAL  
LEDGER

The Directors reviewed the current aging report. Cardinal was directed to call the owners who were delinquent to a Hearing to revoke common area privileges.

AGING REPORT

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

COLLECTIONS  
STATUS RPTS.

The Directors reviewed the correspondence from Las Flores Landscape regarding the water increase. No action was required.

WATER USAGE

The Directors discussed the general ledger for account #3001. Cardinal was requested to research where the money was allocated.

GENERAL  
LEDGER

The Directors reviewed the correspondence from CPR Construction regarding

CPR

the uneven flooring at 12737 Mistybrook. A Motion was duly made, seconded, and unanimously carried to approve a structural engineer to perform an inspection at a cost not to exceed \$500.00. Cardinal was requested to inform the vendor of the Board's decision.

CONSTRUCTION  
APPROVED  
PROPOSAL

The Directors reviewed Concrete Hazard's revised proposal. A Motion was duly made, seconded, and unanimously carried to approve Concrete Hazard's proposal for the landing replacement at 12618 Cleardale at a cost of \$1,860.00, to be charged to reserves. Cardinal was requested to inform the owner and vendor of the Board's decision.

CONCRETE  
HAZARDS  
APPROVED  
PROPOSAL

The Directors reviewed CPR Construction's proposal #20514. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal #20514 for the balcony repairs at 12654 Scottsdale at a cost of \$2,290.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

CPR  
CONSTRUCTION  
APPROVED  
PROPOSAL

The Directors reviewed CPR Construction's proposal #20634. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal #20634 to replace the water heater door at 7720-B Riverdale at a cost of \$1,652.00, to be charged to reserves. Cardinal was requested to inform the owner and vendor of the Board's decision.

CPR  
CONSTRUCTION  
APPROVED  
PROPOSAL

The Directors reviewed CPR Construction's proposal #20635. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal #20635 for miscellaneous repairs at 12610-E Briarglen Loop at a cost of \$998.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

CPR  
CONSTRUCTION  
APPROVED  
PROPOSAL

The Directors reviewed CPR Construction's proposal #20700. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal # 20700 for patio fence repairs at 12704 Northbrook at a cost of \$1,844.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

CPR  
CONSTRUCTION  
APPROVED  
PROPOSAL

The Directors tabled the discussion regarding the installation of security cameras at both guard houses to the next Board Meeting. Cardinal was requested to add this item to the May 2018 Agenda.

SECURITY  
CAMERAS

The Directors tabled the discussion to power wash/clean all of the areas on the sidewalks throughout the community that were spray painted by the utility company to the June 2018 Board Meeting. Cardinal was requested to add this item to the June 2018 Agenda and to communicate the cost to rectify the issue with the city.

POWER WASH

The Directors reviewed correspondence from the owner with account #CV-0010-0133-04 regarding a ramp to be installed in her carport. Cardinal was requested to obtain bids for the installation of either a ramp or railing in the carport, and inform the owner of the Board's decision and advise the cost of the installation would be owner's responsibility.

H/O CORRES.  
#CV-0010-0133-04  
REQUESTING  
RAMP

The Directors reviewed correspondence from the owner with account #CV-0010-0042-01 regarding a business license application. A Motion was duly made, seconded, and unanimously carried to approve the business license application. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0042-01  
BUSINESS  
LICENSE

The Directors reviewed correspondence from the owner with account #CV-0010-0403-01 regarding a business license application. A Motion was duly made, seconded, and unanimously carried to approve the business license application. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0403-01  
BUSINESS  
LICENSE

The Directors reviewed correspondence from the owner with account #CV-0010-0369-03 regarding a business license application. A Motion was duly made, seconded, and unanimously carried to approve the business license application. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0369-03  
BUSINESS  
LICENSE

The Directors reviewed the correspondence from Personal Touch regarding the "Mandatory Sexual Violation and Harassment Prevention Education." No action was required.

PERSONAL  
TOUCH

The Directors tabled review of the correspondence from Tinnelly Law Group regarding the Solar Energy System Policy to the next Board Meeting. Cardinal was requested to add this item to the May 2018 Agenda.

SOLAR ENERGY  
POLICY

The Directors discussed the ongoing issue with the Internet not connecting to all four pool locations properly causing fobs not to work. Cardinal was requested to obtain bids for new Internet service.

GUARD HOUSE  
INTERNET CORR.

The Directors discussed the concerns Director Gollin had regarding cargo vans having the ability to park within the community. It was determined that the matter was previously discussed and no action would be taken.

COMMERCIAL  
CARGO VANS  
CORR.

There being no further business, the Meeting was adjourned at 8:14 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

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 25, 2018, as approved by the Board Members in attendance of the Meeting.

CERTIFY

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

\_\_\_\_\_  
Date

Draft

Draft