

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 22, 2020

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, April 22, 2020, via teleconference, meeting ID# 669 900 9128. Director Jennifer Thomas called the Meeting to order at 6:44 p.m.

CALL TO
ORDER

Directors Present: Chris Kaesviharn
Marisa Patterson
Kathleen Shannon
Jennifer Thomas
Berna Valenzuela

Directors Absent: None

Representing Cardinal: Theresa Hirschman, Account Manager
April Dana, Assistant Account Manager

Others Present: See attached

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner of 12618 Cleardale Circle was present to express to the Board that he was in agreement of the proposed smoking rule to ban smoking in all common areas.

12618
CLEARDALE
CIRCLE
7778 RAMSDALE
WAY

The owner of 7778 Ramsdale Way was present to inquire when the pools would be open and if the pools were being heated during the shutdown. The Board advised the pools would be opened when the California restrictions were lifted and the pools were not being heated at this time.

The owner of 12655 Glendale Circle Unit K was present to inquire about a termite report he had submitted and when the work on the report would be completed. The Board advised that the report was on the current agenda and he would be notified in writing of the Board's decision.

12655 GLENDALE
CIRCLE UNIT K

The owner of 7720 Elmdale Way Unit B was present to express concerns about a recent accident that occurred in the community. She also reported that guards were flagging in guests and residents without parking passes or a visitors pass consistently throughout the day and night.

7720 ELMDALE
WAY UNIT B

The owner of 12621 Moordale Circle Unit B was present to advise the Board that her neighbor was a smoker and she felt that the smoke had penetrated her unit through the walls and vents, She also expressed that she was in favor of the proposed smoking rule to ban smoking in all common areas.

12621
MOORDALE
CIRCLE UNIT B

The owner of 7736 Ferndale Circle was present to inquire when the proposed smoking rule would be adopted and if the Board would be voting on the proposed rule at this Meeting.

7736 FERNDALE
CIRCLE

The owner of 12615 Briarglen Loop Unit M was present to advise that she was in favor of the proposed smoking rule to ban smoking in all common areas. She also reported that she was unable to open her windows due to three neighbors that smoke constantly.

12615
BRIARGLEN
LOOP UNIT M

The owner of 12733 Mistybrook Circle was present to report that he did not feel it was right that the Board could continue to vote on the same issue until their desired result was obtained noting that the proposed smoking rule had been voted on twice before. The owner also inquired if the pool area, mailboxes, and entry gates were being sanitized. Finally, the owner reported that he also witnessed the guards at the gate flagging residents without parking passes and guests without guest passes through the gate on a regular basis. Cardinal was advised to send a letter to Phoenix Patrol to advise that flagging guests and residents without the correct passes was unacceptable and to please discuss the issue with all guards.

12733
MISTYBROOK
CIRCLE

The owner of 12615 Briarglen Loop Unit N was present to advise that she was in favor of the proposed smoking rule to ban smoking in the common areas as she felt it was a health and safety issue.

12615
BRIARGLEN
LOOP UNIT N

The owner of 12660 Briarglen Loop Unit K was present to report the day of the previously reported accident (7720 Elmdale Way Unit B) the vehicle gates were not working and suggested the vehicle gates needed to be replaced. The Board advised the discussion to replace the gates was on the current agenda. Cardinal was directed to send a letter to California Gate to advise the service was not satisfactory and needed to improve or the Association would obtain a new vendor.

12660
BRIARGLEN
LOOP UNIT K

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

H/O FORUM
CLOSED

No patrol report was provided as there was no one present from Phoenix Patrol.

PATROL REPORT

The patrol reports provided were reviewed by the Board. No action was required.

PATROL
REPORTS
POOL COMM.

There was no report provided by the Pool Committee.

A Motion was duly made, seconded, and unanimously carried to approve proposal 88040 from Aquatrends for the replacement of the south pool light fixture at a cost of \$722.50.

SOUTH POOL
LIGHT
REPLACEMENT

The landscape report provided by Las Flores Landscape was reviewed by the Board. Proposals #7317 for tree removal and 7315 for additional tree removal were tabled to the May 2020 agenda. Cardinal was directed to send a letter to Las Flores Landscape to obtain a proposal for item #4 on the landscape report advising tree roots were lifting the vehicle gate equipment and damaging planters.

LANDSCAPE
COMM.

A Motion was duly made, seconded, and unanimously carried to deny proposal #7316 to power wash the sidewalks in the community.

POWER WASH
PROPOSAL

There was no report provided by the Website Committee.

WEBSITE COMM.

There was no report provided by the Architectural Committee.

ARCHITECTURAL
COMM.
MAINTENANCE
COMM.

A Motion was duly made, seconded, and unanimously carried to ratify proposals from Service First Restoration to conduct build back repairs at 7720 Elmdale #E and 7720 Elmdale #F at a cost of \$2,225.00 and \$2,250.00. Cardinal was directed to send copies of the approved proposals to the vendor for their records.

A Motion was duly made, seconded, and unanimously carried to approve the March 25, 2020 Regular Meeting Minutes, as submitted.

APPROVAL OF
MINUTES

The Directors reviewed the March 2020 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the March 2020 Financial Statement, subject to audit.

FINANCIAL
REVIEW

The Budget worksheet was reviewed by the Board.

BUDGET
WORKSHEET
SPIKE PLATES
PROPOSAL

The Board reviewed the proposal from O.C.B.S. for the repair of the retractable spike plates. A Motion was duly made, seconded, and unanimously carried to approve option #1 at a cost of \$1,661.00, option #2 was denied.

The Board reviewed the notice from Accurate Termite for cleaning of the common areas. No action was required.

ACCURATE
TERMITE

A Motion was duly made, seconded, and unanimously carried to deny the proposal from Personal Touch Cleaning for additional cleaning services at the pool and refuse areas.

PERSONAL
TOUCH
CLEANING

The Board reviewed a proposal from O.C.B.S. for the replacement of fence posts that had dry rot damage. The Board noted that this should fall under the monthly maintenance plan and that they would like pictures for review. A Motion was duly made, seconded, and unanimously carried to table the proposal to the May 2020 agenda and request a clarification as to why this did not fall under the maintenance contract and pictures of the fence post.

O.C.B.S.
POST
REPLACEMENT

The Directors reviewed correspondence from the owner with account #CV1014568 regarding the owner with account #CV1010481 who was reported to be running a business out of his home. The correspondence advised the resident was parking vehicles from a dealership he works at in the community and not moving them for days at a time. Sometimes there were several vehicles in the community for several days. Cardinal was directed to send a violation notice to the resident and owner advising him that he cannot run a business out of his residence. Cardinal was also directed to notify the homeowner who sent in the correspondence that the Board would contact the resident regarding their concern.

H/O CORR.
CV1014568

The Directors reviewed correspondence from the owner with account

H/O CORR.

#CV1010481 responding to a violation letter for running a business out of his home, parking vehicles in the community from the resident's work place. A Motion was duly made, seconded, and unanimously carried to send a violation letter to the homeowner advising him that he needs to obtain approval from the Board for the business being run out of the home.

CV1010481

The Directors reviewed correspondence from the owner with account #CV1014527 requesting an updated window vendor listing for the community. The Board noted that the window vendor list had been updated. Cardinal was directed to notify the homeowner of the Board's response.

H/O CORR.
CV1014527

The Directors review correspondence from the owner with account #CV1011809 reporting that a neighbor threatened to kill her dog due to her dog urinating on the neighbor's fence. The Directors also reviewed correspondence from the neighbor who made the threatening statement. The Board advised that the homeowner should contact the police if she felt threatened again by the neighbor. Cardinal was directed to advise the owner of the Board's decision and also remind the homeowner to ensure that the dog did not urinate where it should not. Additionally, a letter was to be sent to Manuel Avila advising him to please not threaten the neighbor as it will become a police matter if it occurred again.

H/O CORR.
CV1011809

The correspondence from the owner with account #CV1014263 was moved to the Executive Session for discussion.

H/O CORR.
CV1014263

The Work Order and Site Inspection reports were reviewed. No action was required.

REPORTS
REVIEW

The Annual Calendar was reviewed.

ANNUAL CAL.

A Motion was duly made, seconded, and carried to add the proposed smoking rule adoption to the agenda. Director Thomas was opposed.

AGENDA
ADDITION

The Director reviewed the proposed smoking rule. It was noted that the rule had been distributed to the membership via general notice for a twenty-eight day comment period as required by law. A Motion was duly made, seconded, and unanimously carried to adopt the proposed smoking rule as drafted. Director Kaesviharn was opposed. Cardinal was directed to distribute the new rule to the membership via general notice.

SMOKING RULE
ADOPTED

A Motion was duly made, seconded, and unanimously carried to send a ballot reminder letter to the homeowners who had not returned their Annual Meeting ballots at this time.

BALLOT
REMINDER

There being no further business, the Meeting was adjourned at 8:08 p.m. to Executive Session.

ADJOURN

Submitted by: April Dana, Assistant Account Manager

SUBMITTED

ATTEST:

Jennifer Thomas, President

Date

ATTEST

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, 2020, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

CERTIFY

DRAFT