

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 24, 2011

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, August 24, 2011 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:35 p.m.

CALL TO
ORDER

Directors Present:	Jim Glenn Jeff Gollin Marisa Patterson
Directors Absent:	Michael Foley Lisa Glenn
Representing Cardinal:	Karen Holthe, CMCA, CCAM

President Jeff Gollin opened the Homeowner Forum.

H.O. FORUM

An owner was present to state that the water company had shut off her water, even though the water company had just issued and sent a revised bill, eliminating the penalty tiers for the excessive water use due to a mainline leak. The owner stated she had just forwarded the revised bill to Cardinal. Cardinal confirmed the bill was received that day and a reimbursement check would be cut promptly. The Directors authorized Cardinal staff to sign the check to expedite reimbursement to the owner.

An owner was present to request that the Board not place a lien on his unit, as per the thirty-day Notice of Intent to Lien he had received. He stated that his prior payments had been delayed because he had mistakenly forwarded them to the wrong post office box, but had been in contact with Cardinal accounting staff to remedy the problem. The Board noted that the owner had been following his payment plan as directed, so Cardinal was requested to stop the lien process for 30 days to allow the homeowner time to get his payments straightened out.

An owner was present to appeal the previous decision of the Board to impose a fine of \$150.00 for having received three vehicle citations within a period of less than six months. He stated that he and his tenant were unaware of the parking rules, and added that now that they were aware of the rules they would follow them. Representatives of Phoenix Patrol were present and stated that they had warned the tenant several times and notified him of the rules prior to issuing the citations. A Motion was duly made, seconded and unanimously carried to not waive the fines. Cardinal was requested to notify the homeowner and tenant of the Board's decision, and to forward a copy of the Rules and Regulations to the attention of the homeowner.

An owner was present to provide the Architectural Committee with the revised copy of their architectural approval application to replace their windows that had been

previously denied for having incomplete information. Director Gollin reviewed the revised documents and informed the homeowners that the revision was sufficient to receive approval and begin construction. Cardinal was requested to forward a copy of the approved application to the homeowner for their records.

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

The scheduled Hearing was held for the member with account #CV-0010-0070-01 for failure to remove holiday lights. The homeowner 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 requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

The scheduled Hearing was held for the member with account #CV-0010-0112-01 for failure to remove the stains from the carport. The homeowner was not present. It was reported per the site inspection that the stains had been cleaned up, but the cleaning agent used had left a residue. Cardinal reported that a letter had been sent to the owner requesting the residue be removed. A Motion was duly made, seconded and unanimously carried to close the violation once the residue was removed. Cardinal was requested to notify the owner of the Board's decision and close the violation after the residue was removed.

The scheduled Hearing was held for the member with account #CV-0010-0134-05 for failure to install locks on the storage units in the carport. The homeowner was not present. It was reported per the 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 close the violation and notify the owner of the Board's decision.

The scheduled Hearing was held for the member with account #CV-0010-0208-03 for failure to install locks on the storage units in the carport. The homeowner was not present. It was reported per the 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 close the violation and notify the owner of the Board's decision.

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to affix a vehicle decal to the windshield. The homeowner was not present. It was noted per the site inspection that the decal 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

H.O. FORUM

HEARING
#0010-0070-01

HEARING
#0010-0112-01

HEARING:
#0010-0134-05

HEARING
#0010-0208-03

HEARING:
#0010-0264-01

The scheduled Hearing was held for the member with account #CV-0010-0281-02 for his resident who was recklessly riding an off-road vehicle with a child on his lap through the community. The violation was compounded because the child was not wearing a helmet. The resident was present with two children to state that her former husband was the violator, and he would not be allowed to ride the dirt bike in the community again. The Directors also noted that recent violations had been issued for the children and their friends setting off fireworks in the garage and for riding their bicycles in the community without helmets. The resident reported that her children would be wearing helmets in the future, and other children were not to be allowed into the community under her guest list. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was requested to close the violation and notify the owner they would be called to another Hearing should the incidents recur.

HEARING
#0010-0281-02

The scheduled Hearing was held for the member with account #CV-0010-0374-02 for failure to maintain the overgrown plant material. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision, call the owner to another Hearing at the next Meeting, and to add that the owner will be financially responsible for any property damage or personal injury occurring as a result of the failure to maintain the plant material.

HEARING
#0010-0374-02

The scheduled Hearing was held for the member with account #CV-0010-0401-03 for failing to remove a hanging tarp or covering from the eaves. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0401-03

The scheduled Hearing was held for the member with account #CV-0010-0411-02 for failure to install locks on the storage units in the carport. The homeowner was not present. It was reported per the 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 close the violation and notify the owner of the Board's decision.

HEARING
#0010-0411-02

The scheduled Hearing was held for the member with account #CV-0010-0430-02 for failure to trim and maintain the plants on a regular basis. The owner was not present. It was noted per the site inspection that the portion of plants previously hanging over the fence had been trimmed, but the rest was still overgrown. A Motion was duly made, seconded and unanimously carried to impose a \$100.00 fine in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision,

HEARING
#0010-0430-02

reminding them that the rest of the plant material in the patio needs to be maintained, and call the owner to another Hearing at the next Meeting

Mayela and Victor Ramirez and George Gonzales from Phoenix Patrol were present and distributed the monthly patrol and gate reports. There was discussion on the enforcement of the 72-hour parking rule. A Motion was duly made, seconded and unanimously carried to add two new rules to the parking rules of the community, to prohibit spot hopping and to prohibit the display of more than one guest permit on the dash of a vehicle. Violating either rule would result in a citation. Cardinal was requested to create a draft of the new rules and circulate them among the Directors for review prior to distribution to the members.

PHOENIX
PATROL

Director Gollin reported that he would be installing the new security system soon. He thanked Phoenix Patrol for the donation of a monitor for the system.

SECURITY SYS.

The Directors reviewed the proposal from Las Flores Landscape dated August 24, 2011 to install a root barrier on the pine tree that had damaged the pavement at 7721 Meadowbrook, generated in response to a prior work order. Director Glenn noted that the work had already been conducted as an emergency item before the pavement repair was completed. A Motion was duly made, seconded and unanimously carried to approve the proposal after-the-fact, in the amount of \$850.00, to be charged to reserves.

COMMITTEE
REPORTS:
LANDSCAPE
COMMITTEE

Director Patterson reported that the PrimeCo workers had left for the day several times without re-locking the pool gate. Cardinal was requested to notify PrimeCo and instruct the foreman to check the pool gate daily prior to leaving the community. Cardinal was also requested to provide Director Patterson with a key to the center pool utility room, and to issue a work order to repair or replace the leaking shower knob at the center pool. It was reported that there was a broken chair at the center pool, and the north pool equipment room had three more pieces of furniture stored within, which needed repair, and it was also reported that the entrance gate of the south pool needed a spring or hinge adjustment. Cardinal was requested to issue work orders to repair the furniture and the gate.

POOL
COMMITTEE

There were no reports from the Website or Architectural Committees

COMMITTEES

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the July 27, 2011 Regular Meeting as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded and unanimously carried to accept the August 3, 2011 Action Without A Meeting to approve the proposal dated August 2, 2011 from Scott English Plumbing to repair the main water service pipe at 12610 Briarglen Loop, Unit A at a cost not to exceed \$1,000.00, to be charged to reserves.

AWOM:
MAINLINE
12610 BGL #A

A Motion was duly made, seconded and unanimously carried to accept the July 2011 Financial Statement, as presented, subject to audit. Cardinal was also requested

FINANCIAL
REVIEW

to provide more information on the general ledger detail report previously provided for the operating account #3155 for the current fiscal year.

The Directors discussed the delinquent resident report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0102-06, #CV-0010-0134-05, #CV-0010-0319-01, and #CV-0010-0472-01. Cardinal was also requested to ensure that a lien had been recorded on delinquent account #CV-0010-0374-02, as it was not reflected in the report, and to follow up with McIntyre Law Group to get a response on the Association's written request for the next steps on the collection of account #CV-0010-0311-02.

DELINQUENCY
LIENS
RECORDED

The Directors tabled the acceptance of the reserve study and the approval of the 2012 budget to the next Meeting. Cardinal distributed the 2011-2012 tree trimming proposal that had been provided by Las Flores Landscape. A Motion was duly made, seconded and unanimously carried to not support CLAC again this year, as a contribution had been made during the current fiscal year.

RESERVE
STUDY/
BUDGET

The Directors discussed the wood replacement project. The updated proposed project phase map was distributed, and it was noted that PrimeCo had emailed a bid to Directors Gollin and Glenn just prior to the start of the Meeting. As all Directors had not reviewed the proposal, the matter was tabled to the following Meeting.

WOOD/PAINT
PROJECT

Karen Holthe updated the Board on the status of the FHA Certification renewal for the Association. Per the new FHA requirements, the Association's fidelity bond has been increased to the level required for FHA certification, increasing the annual premium by \$48.00. It was noted the Association had absorbed the cost of the increase.

FHA
CERTIFICATION

The Directors reviewed the proposals from Daniel J. Leonard, III, CPA and Robert A. Owens, CPA to conduct the annual examination of the financial records and the preparation of the annual tax returns for the year ending October 31, 2011. A Motion was duly made, seconded and unanimously carried to approve the proposal dated August 1, 2011 from Mr. Leonard, at a cost not to exceed \$950.00, and deny the proposal from Mr. Owens. Cardinal was requested to notify the vendors of the Board's decisions.

AUDIT/TAX
PROPOSALS

The Directors reviewed the correspondence from the owner of account #CV-0010-0131-01, requesting an appeal of the fines previously imposed. As the owner had been present and the matter addressed during homeowner forum, no additional action was taken.

H/O CORRES.
#0010-0131-01
FINE WAIVER

The Directors noted the invitation to attend a water conservative landscaping event that was to be held October 1, 2011. No action was taken.

LANDSCAPE
EVENT

The Directors reviewed the notification about the new passage of Amanda's Law

AMANDA'S

in California, requiring that a carbon monoxide detector be placed in public facilities anywhere gas appliances were in operation. It was noted that the law was not applicable to the Association's property, as there was no common areas that met that criteria.

LAW

It was noted an Executive Session was held following the July 2011 Regular Meeting to review and discuss legal issues and delinquency matters.

EXEC. SESSION

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

ADJOURN TO
EXEC. SESS.

Submitted by: Karen Holthe, 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 August 24, 2011 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date