

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 26, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, August 26, 2015, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Bill Harkness
Jubal Leierer
Marisa Patterson

Directors Absent: Richard Eagan
Jeff Gollin

Representing Cardinal: Karen Holthe, CMCA, AMS

Others Present: Lee Barbour
Brad Constant
Anthony Doan
Lisa Glenn
George Gonzalez
Naoko Gorsuch
Maryann Julian
Michael Nagle
Mayela Ramirez
Felipe Sanchez
Eugene Servello

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 12671-K Briarglen Loop reported her concerns regarding increased crime and expressed interest in volunteering for a neighborhood watch. The Directors encouraged the owner to provide a list of interested homeowners to Cardinal.

12671-K BGL
CRIME
CONCERNS

The owner of 12655-B Glendale inquired if the CC&R's allowed Section 8 housing and was also concerned about alleged drug dealers and residents renting out rooms within the community. Cardinal was requested to contact the City to inquire if any Section 8 housing has been approved within Crosspointe Village.

12655-B
GLENDALE
COMMUNITY
SAFETY

The owner of 7735-C Briarglen Loop expressed concern that people were jumping over the perimeter walls and inquired as to why the Board didn't raise the height of the walls. The Director Leierer responded that the Board had previously met with the City and the Association's request to increase the height of the walls had been refused. It was then suggested that concerned homeowners attend the City Council Meetings to voice their concerns. Director Leierer continued that the Board had taken many actions to deter intruders, such as planting thorny bushes along the wall, installing brighter lighting and new cameras, along with requesting that fencing be erected around the vacant businesses surrounding the community.

7735-C BGL
COMMUNITY
SAFETY
CONCERN

The owner of 7735-H Briarglen Loop agreed that the walls should be higher, and it was suggested that he attend a City Council meeting. The homeowner also noted concerns with the patrol service, as he did not feel safe, and requested details about the post orders. The Directors responded that the gate attendants were not security officers, and that all criminal activity was to be reported to the police.

7735-H BGL
COMMUNITY
SAFETY

The owner of 12680-H Briarglen Loop was present to voice concerns about the behavior of some of the renters in the community.

12680-H BGL
SAFETY

The owner of 7723 Meadowbrook voiced concerns with the patrol service and stated that he believed there were two guards in attendance at all times. The Board informed the owner that there were only two guards posted for a portion of the day. The owner responded that he felt there should be two guards during the day, as a recent bike theft occurred in the middle of the day.

7723
MEADOWBRK
PATROL
CONCERNS

The owner of 12704 Newbrook was present to request a refund regarding a recent towing of her vehicle, stating that she notified Cardinal of the issue and thought she would be on the agenda for the meeting. The correspondence in the Board Packet was reviewed and it was noted the homeowner had not requested a refund, but instead had solely requested copies of citations. It was noted that Cardinal had responded that no citations had been necessary and provided details of the rules. The owner insisted that other correspondence had been provided. Cardinal was requested to place the matter on the next agenda.

12704
NEWBROOK
TOWING

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

H/O FORUM

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. It was reported that the trash bags had been removed, but the dead plant material and weeds had not been remedied. As the violation had not been fully 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
#0010-0194-02
PATIO
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to maintain the weeds in the front 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 \$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
PATIO
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0128-01 for failure to maintain 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 \$100.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was

HEARING
#0010-0128-01
CARPORT
MAINT.

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 of account #CV-0010-0123-02 for failure to maintain the carport area. The owner was present. As the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was directed to close the violation.

HEARING
#0010-0123-02
CARPORT
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0146-02 for carport storage. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was directed to advise the owner of the hearing results.

HEARING
#0010-0146-02
CARPORT
STORAGE

The scheduled Hearing was held for the owner of account #CV-0010-0192-03 for speeding while driving within 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 and inform them if the matter is reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0192-03
SPEEDING

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for trespassing and theft. 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 inform them if the matter is reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0338-01
TRESPASSING/
THEFT

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for trespassing violations by the guests of a resident. 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 inform them if the matter is reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0385-04
TRESPASSING

George Gonzales and Mayela Ramirez from Phoenix Patrol were present to discuss patrol matters. Phoenix stated that they had concerns about excessive incidents and the DMV wall being so low that there are too many people jumping this wall. Cardinal was requested to include a possible increase in patrol services to include two additional patrol shifts on the next Meeting agenda.

PHOENIX
PATROL
REPORT

The Directors reviewed correspondence from a resident of account #CV-0010-0281-02, requesting that a vehicle decal be voided, as their car had been totaled. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was requested to notify the resident of the Board's decision and void the decal.

#0010-0281-02
DECAL
REQUEST

The Directors reviewed correspondence from the owner of account #CV-0010-0136-03 requesting to void prior tenant decals. A Motion was duly made, seconded, and unanimously carried to deny the homeowners request. Cardinal was requested to respond to the homeowner noting that the current rules do not require the homeowner to sign the decal requests, but she may request a rule change.

#0010-0136-03
DECAL
VOID
REQUEST

The Directors reviewed correspondence from the resident of account number #CV-0010-0369-02 for a commercial vehicle consideration. A Motion was duly made, seconded, and carried to deny the resident's request to park the vehicle within the property. Director Leierer abstained. Cardinal was requested to notify the homeowner and resident of the Board's decision.

#0010-0369-02
COMMERCIAL
VEHICLE
REQUEST

The Directors reviewed the matter of a commercial vehicle from account number #CV-0010-0235-02 parking within the community. No response had been received from the owner or resident. A Motion was duly made, seconded, and unanimously carried to deny permission to park the vehicle within the property. Cardinal was requested to notify the homeowner and resident of the Board's decision.

#0010-0235-02
COMMERCIAL
VEHICLE

The Directors reviewed correspondence from the resident of account number #CV-0010-0311-03 for a commercial vehicle consideration. A Motion was duly made, seconded, and unanimously carried to deny the homeowners request to park the vehicle on the property. Cardinal was requested to notify the homeowner and tenant that the Board denied their request because all of the information requested was not provided.

#0010-0311-03
COMMERCIAL
VEHICLE
REQUEST

There was discussion regarding allowing commercial vehicles to park in the parking spaces near the North wall. Lee Barbour volunteered to obtain the dimensions of the parking spaces there to see if trucks would be able to park in this location.

PARKING
AREA

The Directors reviewed landscape matters. A proposal provided by Las Flores Landscape to remove four dead alders and one large pine with stump grinding was reviewed. A Motion was duly made, seconded, and unanimously carried to approve proposal #6185 from Las Flores Landscape in the amount of \$2,225.00. Cardinal was requested to forward the signed proposal to Las Flores Landscape.

LANDSCAPE
CMTE.
TREE
REMOVALS

The Directors reviewed the proposals for the refurbishing and replacing the pool furniture. A Motion was duly made, seconded, and unanimously carried to approve proposal #211831 from Patio Guys to refurbish the patio furniture with the standard finish in the amount of \$7,407.50. The Director's requested that Cardinal send the approved contract to Patio Guys with the stipulation that the work be completed between February 1, 2016 and May 1, 2016, and note that if the work is not completed by May 1, 2016, the Board authorized withholding 10% as a penalty.

POOL
COMMITTEE
PATIO
FURNITURE

The Directors reviewed the proposals from CPR and Vinco for the metal mesh extensions on the pool gates. A Motion was duly made, seconded, and unanimously carried to deny both proposals. The Directors requested Cardinal to notify both vendors of the Board's decision and to thank them for submitting the proposals.

POOL GATE
EXTENSIONS

The Directors requested that Cardinal notify the pool vendor to turn off the pool heaters on October 15, 2015, with exception of the center pool heater which stays on year round.

POOL HEATER
TURN-OFF

A Motion was duly made, seconded, and unanimously carried to table review of the water savings upgrade proposal from Scott English Plumbing until the next Board Meeting. The Directors requested Cardinal to obtain one additional proposal for comparison.

POOL AREA
WATER SAVING
PROPOSAL

A Motion was duly made, seconded, and unanimously carried to approve the 2% increase requested by Aquatrends for their pool service contract. Cardinal was directed to notify the vendor of the Board's approval.

POOL MAINT
CONTRACT
INCREASE

The Directors reviewed the new laws recently enacted regarding maintenance and operation of community pools. The most concerning matter was the need to monitor the pool chemical levels on a daily basis. The Directors requested Cardinal to obtain a proposal from Aquatrends for the daily monitoring of the pool chemical levels.

UPDATE ON
NEW POOL
MAINTENANCE
LAWS

The Pool Committee reported a number of items that were in need of attention.

POOL
COMMITTEE
REPORT

The sink was dripping in the men's restroom at the north pool and the shower at the center pool was shooting water from the connection. Cardinal was requested to issue work orders to Scott English Plumbing for both repairs.

The north pool pedestrian gate was still padlocked. Cardinal was requested to check on the existing work order with California Gate.

It was reported that the spa jets in the north and south spa were not coming on. Cardinal was requested to issue a work order to Aquatrends for the repair.

There was no toilet paper in the women's restroom at the south pool.

There was no report from the Website Committee.

WEBSITE

There was no report from the Architectural Committee.

ARCH. CMTE.

The Directors reviewed the proposal that had been approved by the Maintenance Committee on August 17, 2015. A Motion was duly made, seconded, and unanimously carried to ratify the approval of proposal 4675 from Scott English Plumbing for a main line repair in the amount of \$1,085.00. As the work had already been conducted, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and carried to approve the Minutes of the July 22, 2015, Regular Meeting, as presented.

APPROVAL OF
REG. MINUTES

The Directors reviewed the July 2015 Financial statement. A Motion was duly made, seconded, and unanimously carried to accept the Financial statement as prepared, subject to

FINANCIAL
REVIEW

audit.

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

AGING RPT.

The Directors reviewed the Association Lien Service and the McIntyre Law Group status reports. No action was required.

COLLECTION
STATUS RPTS.

A Motion was duly made, seconded, and unanimously carried to approve the Lien Resolution for account #CV-0010-0341-01/APN: 937-673-56. Cardinal was requested to forward the signed resolution to Association Lien Service.

0010-0341-01
LIEN
APPROVAL

A Motion was duly made, seconded, and unanimously carried to approve the Lien Resolution for account #CV-0010-0467-01/APN: 937-675-27. Cardinal was requested to forward the signed resolution to Association Lien Service.

0010-0467-01
LIEN
APPROVAL

A Motion was duly made, seconded, and unanimously carried to approve the 2016 Budget as drafted. Cardinal was requested to mail the Budget to membership no later than September 30, 2015 as required by law.

BUDGET
DRAFT APVL

The Directors reviewed four proposals for the 2015 audit and tax preparation. A Motion was duly made, seconded, and unanimously carried to approve the proposal provided by Daniel J. Leonard in the amount of \$975.00. The Director's requested that Cardinal forward the signed proposal to Mr. Leonard and to thank the other three vendors for submitting their proposals.

2015 AUDIT &
TAX PREP
PROPOSALS

The Directors reviewed the proposal provided by Peak Lighting and Electric to install LED light fixture replacements. The Directors expressed concerns that the sidewalk side lighting needed to be softer and the wall lights needed to be brighter. A Motion was duly made, seconded, and unanimously carried to table the discussion to the next Meeting. The Directors requested Cardinal invite Peak Lighting and Electric to attend the next Board Meeting to discuss a total community lighting plan to include lights of varying brightness, color temperature, and dispersal patterns.

NEW LED
LIGHTING
PLAN

A Motion was duly made, seconded, and unanimously carried to table discussion of the solar lighting. Cardinal was requested to place the matter on the September Meeting agenda.

SOLAR
LIGHTING

A Motion was duly made, seconded, and unanimously carried to table the discussion of the light pole painting. Cardinal was requested to place the matter on the September Meeting agenda.

LIGHT POLE
PAINTING

A Motion was duly made, seconded, and unanimously carried to deny the proposal from The Bee Man for community wide wasp removal. The Directors requested that Cardinal thank The Bee Man for their proposal.

COMMUNITY
WASP
REMOVAL

A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14305 from Vinco Construction to perform repairs at 12651 Briarglen Loop #C, patio gate picket, 7720 Riverdale #G gate cap, 7729 Eastbrook patio gate replacement, 7702 Lansdale storage closet door replacement, 7777 Cleardale balcony top coat/gutter repair/balcony post caps, at a total cost of \$2,345.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decision.

VINCO MISC.
REPAIRS
#CV 14305
APPROVED

A Motion was duly made, seconded, and unanimously carried to deny proposal #CV 13564 from Vinco Construction to replace the storage closet doors based on the contractor's recommendation. Cardinal was requested to inform the vendor and the homeowner of the Board's decision.

VINCO
PROPOSAL
#CV 13564
DENIED

The Directors reviewed email correspondence regarding feral cat concerns. No further action was required.

FERAL CAT
DISCUSSION

The Directors reviewed correspondence from the owner with account #CV-0010-0216-01 regarding a neighbor laundry concern. Cardinal was requested to inform the owner that the Board would be taking no action as this was a neighbor-to-neighbor issue.

H/O CORRES.
#0010-0216-01
LAUNDRY

The Directors reviewed correspondence from the owner with account #CV-0010-0087-01 requesting alternate trees. A Motion was duly made, seconded, and unanimously carried to thank the owner for his correspondence.

H/O CORRES.
#0010-0087-01
TREES

The Directors reviewed correspondence from the owner with account #CV-0010-0063-02 requesting a water use reimbursement from the Association. A Motion was duly made, seconded, and unanimously carried to deny the request. The Directors requested Cardinal to contact the owner and notify them that more information is required before the Board would approve the reimbursement.

H/O CORRES.
#0010-0063-02
REIMB.
REQUEST

There being no further business, the Meeting was adjourned at 8:21 p.m.

ADJOURN

Submitted by: Karen Holthe, CMCA, AMS, Senior 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 26, 2015, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

