

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 23, 2017

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, August 23, 2017, at the Smoketree Clubhouse. Director Jeff Gollin called the Meeting to order at 6:33 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin
Chris Kaesviharn
Marisa Patterson

Directors Absent: Bill Harkness
Jubal Leierer

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: Corrine and Mike Byrne
Brad Constant
Robert Horner
David Miranda
Mayela Ramirez – Phoenix Patrol
Geno Servello
Jennifer Thomas
Christine Toler

It was announced that after the August 23, 2017, meeting, the Board met in Executive Session to discuss collection matters.

EXECUTIVE
SESSION ANN.

Lisa Bryce reported that quorum had not been achieved to conduct the Third Calling of the Annual Meeting, as only 12 ballots had been received of the 124 ballots necessary. A Motion was duly made, seconded, and unanimously carried to approve a Resolution to refrain from making further attempts to hold the reconvened Annual Meeting, and that Jeff Gollin, Bill Harkness, Chris Kaesviharn, Jubal Leierer, and Marisa Patterson shall remain in office until the 2018 Annual Meeting or until their successors have been duly elected.

ANNUAL
MEETING

Director Gollin opened the Homeowner Forum.

H/O FORUM

Director Gollin reported on the upcoming street overlay. No action was required.

DIRECTOR
GOLLIN

The owner of 7778 Ramsdale was present to report termite activity in the interior of their home. Cardinal was requested to issue a work order to have the interior treated.

7778 RAMSDALE

As there were 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-0010-0264-01 for a flat bicycle tire in the carport. 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
#0010-0264-01
BICYCLE FLAT
TIRE

The scheduled Hearing was held for the owner with account #CV-0010-0155-02 for failure to clean the garage door. 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
#0010-0155-02
FAILURE TO
CLEAN GARAGE
DOOR

The scheduled Hearing was held for the owner with account #CV-0010-0194-02 for failure to clean the garage door. 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-0010-0194-02
FAILURE TO
CLEAN GARAGE
DOOR

The scheduled Hearing was held for the owner with account #CV-0010-0207-03 for failure to remove stored items 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-0010-0207-03
STORED ITEMS

The scheduled Hearing was held for the owner with account #CV-0010-0211-06 for failure to remove items attached to 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-0010-0211-06
ITEMS
ATTACHED TO
THE FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0218-09 for failure to remove stored items 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-0010-0218-09
STORED ITEMS
ON THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0290-02 for oil stains in the carport. 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 schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#CV-0010-0290-02
OIL STAINS IN
THE CARPORT

The scheduled Hearing was held for the owner with account #CV-0010-0307-03 for a damaged window. The owner was not present, but had sent correspondence. A Motion was duly made, seconded, and unanimously carried to table the matter until the wood around the window had been replaced. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting.

HEARING
#CV-0010-0307-03
DAMAGED
WINDOW

The scheduled Hearing was held for the owner with account #CV-0010-0342-02 for failure to remove the oil stain in the carport. 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-0010-0342-02
OIL STAINS IN
THE CARPORT

The scheduled Hearing was held for the owner with account #CV-0010-0382-01 for failure to trim the tree hanging 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 \$50.00 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
TREE NEEDING
TRIMMED

The scheduled Hearing was held for the owner with account #CV-0010-0403-01 for stored items on the patio. 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 schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#CV-0010-0403-01
STORED ITEMS
ON THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0131-01 for fireworks in the community. The owner was not present, but had sent correspondence. 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-0010-0131-01
FIREWORKS IN
THE COMMUNITY

The scheduled Hearing was held for the owner with account #CV-0010-0131-01 for noise nuisance in the community. The owner was not present, but had sent correspondence. 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-0010-0131-01
NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0149-03 for disturbance in the community. The owner was not present, but had sent correspondence. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#CV-0010-0149-03
DISTURBANCE

The scheduled Hearing was held for the owner with account #CV-0010-0149-03 for noise nuisance in the community on August 6, 2017. The owner was not present, but had sent correspondence. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#CV-0010-0149-03
NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0149-03 for noise nuisance in the community on August 8, 2017. The owner was not

HEARING
#CV-0010-0149-03

present, but had sent correspondence. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Hearing results.

NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0149-03 for noise nuisance in the community on August 8, 2017. The owner was not present, but had sent in correspondence. 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-0010-0149-03
NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0277-04 to assess a plumbing repair invoice. The owner was present. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Board Meeting. Cardinal was directed to mail the invoice to the owner and advise them of the Hearing results.

HEARING
#CV-0010-0277-04
PLUMBING
INVOICE

The scheduled Hearing was held for the owner with account #CV-0010-0374-03 for an unapproved screen door. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#CV-0010-0374-03
SCREEN DOOR

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for skateboarding in the community. The owner was not present, but had sent correspondence. 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-0010-0379-01
SKATEBOARDING
IN THE
COMMUNITY

The scheduled Hearing was held for the owner with account #CV-0010-0467-01 for skateboarding in the community. 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-0010-0467-01
SKATEBOARDING
IN THE
COMMUNITY

Phoenix Patrol was present to discuss patrol matters. No action was required.

PATROL
MATTERS
NO SMOKING
SIGNS

Cardinal was requested to add "No Smoking" signs to the Agenda for the next Board Meeting.

Cardinal was requested to send a violation letter to the owner at 12680-I Briarglen, stating that their smoking was a nuisance to the surrounding neighbors.

VIOLATION
LETTER

The Directors reviewed the pool furniture inspection list. Cardinal was requested to remove all pool furniture that had bent frames and all broken tables.

POOL FURNITURE
INSPECTION

Cardinal was requested to issue a work order to have the vines removed from

VINES

the fence between 7723 – 7725 Meadowbrook.

The Directors reviewed the proposals from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #6736 to install plants at a cost of \$209.00; proposal #6737 to remove a dead carrotwood tree at a cost of \$80.00; and proposal #6745 to remove a dead alder tree at a cost of \$240.00. Cardinal was requested to inform the vendor of the Board's decision.

LANDSCAPE
APPROVED
PROPOSALS

The Directors reviewed the landscape correspondence. No action was required.

LANDSCAPE
CMTE.

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

WEBSITE CMTE.

The Architectural Committee discussed unapproved screen doors. Cardinal was requested to send a violation letter to 12705 Northbrook, stating that they would have to remove the unapproved screen door.

ARCH. CMTE.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from June 27, 2017, approving the proposal from Scott English to repair the main valve assembly at a cost of \$801.47. No action was required.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from July 10, 2017, approving the proposal from Scott English to repair the slab leak at 2621 1/2 Moordale at a cost of \$1,675.58. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from July 18, 2017, approving the proposal from Scott English to repair the main line to the north pool at a cost of \$2,985.00. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from July 25, 2017, approving the proposal from California Gate to repair to the pedestrian gate at a cost of \$551.27. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the June 28, 2017 Regular Meeting, and the June 28, 2017 Executive Session as submitted.

APPROVAL OF
MINUTES

The Directors reviewed the June 2017 and July 2017 Financial Statements. A Motion was duly made, seconded, and unanimously carried to accept the June 2017 and July 2017 Financial Statements as prepared, subject to audit. Cardinal was requested to re-code the trench digging to reserves.

FINANCIAL
REVIEW

<p>The Directors reviewed the current aging report. No action was required.</p>	<p>AGING RPT.</p>
<p>The Directors reviewed the collection status reports from Association Lien Services. No action was required.</p>	<p>COLLECTION STATUS RPTS.</p>
<p>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 #937-672-90 and APN# 937-675-63. Cardinal was requested to inform the collection attorney of the Board's decision.</p>	<p>LIEN RESOLUTION</p>
<p>The Directors reviewed the surplus correspondence. No action was required.</p>	<p>SURPLUS CORR.</p>
<p>A Motion was duly made, seconded, and unanimously carried to grant the Maintenance Committee approval to approve the draft budget when ready.</p>	<p>DRAFT BUDGET</p>
<p>The Directors reviewed the proposals received from Daniel J. Leonard, and Robert A. Owens. A Motion was duly made, seconded, and unanimously carried to approve Daniel J. Leonard to conduct the 2017 Audit and Tax Returns at a cost of \$975.00. Cardinal was requested to inform the vendors of the Board's decision.</p>	<p>2017 AUDIT AND TAX RETURNS</p>
<p>A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee, approving the proposal from JB Bostick to conduct the street overlay at a cost of \$419,650.00, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision.</p>	<p>STREET OVERLAY PROPOSAL</p>
<p>The Directors discussed the neighbor-to-neighbor issue. Cardinal was requested to call the owner to a Hearing for both violations and to add this item to the next Agenda.</p>	<p>H/O CORRES. #CV-0010-0200-05 NEIGHBOR-TO-NEIGHBOR CALIFORNIA GATE</p>
<p>The Directors reviewed the proposal from California Gate. A Motion was duly made, seconded, and unanimously carried to approve the 'opt in' proposal for emergency services at a yearly cost of \$295.00. Cardinal was requested to inform the vendor of the Board's decision.</p>	<p>CALIFORNIA GATE</p>
<p>The Directors tabled review of the proposals from Accurate Termite, Angelo Termite, and The Termite Guy for annual termite treatment to the next Board Meeting. Cardinal was directed to request a quote from Angelo Termite before scheduling the vendor for the upcoming Board Meeting.</p>	<p>ANNUAL TERMITE PROPOSALS</p>
<p>The Directors tabled review of the proposal #CV 18182 from Vinco Construction to the next Board Meeting. Cardinal was requested to remove the items that Cardinal had reported from the proposal.</p>	<p>VINCO CONST. TABLED PROPOSAL</p>
<p>The Directors reviewed Vinco Construction's proposals. A Motion was duly made, seconded, and unanimously carried to approve proposal CV #18437 for miscellaneous repairs at a cost of \$8,645.00; proposal CV #18515 to clean the fire</p>	<p>VINCO CONST. APPROVED PROPOSALS</p>

sprinklers in the carports at a cost of \$3,350.00; proposal #CV 18550 for miscellaneous repairs at a cost of \$9,955.00; and proposal #CV 18599 for interior repairs at 12621 Moordale at a cost of \$1,150.00. Cardinal was requested to inform the vendor of the Board's decision.

The Directors tabled review of proposal #CV 18514 from Vinco Construction for large item pickups to the next Board Meeting. Cardinal was directed to request Vinco Construction to submit a price for a king-size bed, refrigerator, and couch pickup.

The Directors tabled review of proposal #CV 18657 from Vinco Construction to paint the interior north guard shack to the next Board Meeting. Cardinal was requested to secure another proposal to have the interior north guard shack painted.

The Directors reviewed correspondence from the owner with account #CV-0010-0172-05 regarding dog barking nuisance fines. A Motion was duly made, seconded, and unanimously carried to deny the reimbursement request. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0328-05 regarding an unlevel floor in the residence. Cardinal was requested to issue a work order to have the area inspected.

The Directors reviewed correspondence from the owner with account #CV-0010-0265-05 regarding the gate repair invoice that had been assessed to the assessment account. A Motion was duly made, seconded, and unanimously carried to deny the request to have the Association pay the invoice. The Directors determined that this invoice was still owner responsibility. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0369-03 requesting the waiver of late and interest fees. A Motion was duly made, seconded, and unanimously carried to deny the request to waive late and interest fees. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed the correspondence from the owner with account #CV-0010-0097-01 regarding landscaping around the residence. Cardinal was requested to forward the correspondence to the Landscape Committee.

The Directors reviewed the cease and desist letter that the attorney sent to a resident in the community. Cardinal was requested to follow up with the attorney and confirm that the cease and desist letter was signed by the owner.

The Directors reviewed the correspondence from owners regarding a neighbor-to-neighbor issue. Both owners were present. No action was required.

VINCO CONST.
TABLED
PROPOSAL

VINCO CONST.
TABLED
PROPOSAL

H/O CORRES.
#CV-0010-0172-05
DOG BARKING
NUISANCE

H/O CORRES.
#CV-0010-0328-05
UN-LEVELED
FLOOR

H/O CORRES.
#CV-0010-0265-05
GATE REPAIR
INVOICE

H/O CORRES.
#CV-0010-0369-03
WAIVER OF LATE
AND INTEREST
FEES

H/O CORRES.
#CV-0010-0097-01
LANDSCAPING

CEASE AND
DESIST LETTER

NEIGHBOR-TO-
NEIGHBOR ISSUE

The Directors reviewed the rate increase received from Aquatrends. No action was required.

AQUATRENDS

The Directors reviewed the correspondence received from CR&R. No action was required.

CR&R CORR.

The Directors reviewed the vehicle decal correspondence. No action was required.

VEHICLE DECAL CORR.

The Directors reviewed the classes that were being offered from CAI. No action was required.

CAI CLASSES

The Directors reviewed the correspondence from HydroPoint. No action was required.

HYDROPOINT

There being no further business, the Meeting was adjourned at 8:30 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMITTED

ATTEST:

ATTEST

Jubal Leierer, 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 23, 2017, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

Draft