

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 15, 2011

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Thursday, December 15, 2011 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:35 p.m.

CALL TO
ORDER

Directors Present: Lisa Glenn
Jeff Gollin
Marisa Patterson

Directors Absent: Michael Foley

Representing Cardinal: Karen Holthe, CMCA, CCAM

Others Present: Betty Brouwer
John Dooley
George Gonzales, Phoenix Patrol
Long Huynh
Chris LaBar, Three Phase Electric
Steve Peak, Peak Lighting
Mayela Ramirez, Phoenix Patrol
Josh Sotolongo

President Jeff Gollin opened the Homeowner Forum.

H.O. FORUM

The owner of 12625 Cleardale Circle was present to get clarification on the proposed parking rule that would prohibit 'spot hopping'. The proposed rule was explained. He also requested clarification on the towing policies. George Gonzales from Phoenix Patrol was present to address the owner's concerns, and suggested that any future questions could be addressed directly to him via the gate attendants.

12625
CLEARDALE

The owner of 12610 Briarglen Loop, Unit I was present to request that an additional vendor be added to the list of approved window vendors. President Gollin informed the owner that the Architectural Committee had already reviewed the supplier's materials, the vendor had been added to the list of approved vendors and it had been posted on the website that morning. Her completed architectural application was signed and she was given permission to begin the window replacement as approved. She thanked the Board for their prompt response to her requests.

12610
BRIARGLEN, #I

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

H.O. FORUM

Steve Peak from Peak Lighting was present as requested to discuss his lighting service proposal and the two proposals for the repair of specific light poles in the community. Chris LaBar from Three Phase Electric was also present as requested to discuss their lighting service proposal and to present a proposal for the repair of a specific light pole within the community. Mr. LaBar was requested to confirm and

LIGHTING
SERVICE
PROPOSALS

report back to the Board whether the quoted monthly rate was for a one-time or a two-time visit per month, and to prepare a list of lights needed for the community that was described by specific area, rather than just by bulb size or type. The Board tabled further discussion on the proposals to the January Meeting. Cardinal was requested to send a reminder letter to Three Phase Electric to ensure the requested information was provided by the next Meeting, and to inform the bidding vendors that the decision on lighting services was tabled to the January Meeting. Cardinal was also requested to inform Service First Lighting that the work detailed on the previously approved proposal for the replacement of the light pole on Ramsdale needed to be completed by January 15, 2012, or the approval would be rescinded.

LIGHTING
SERVICE
PROPOSALS
(CONT.)

The scheduled Hearing was not held for the member with account #CV-0010-0070-05 for failure to remove holiday lights, as holiday lighting was permissible at that time and the violation had already been closed per the site inspection.

HEARING
#0010-0070-05
HOLIDAY LGHT

The scheduled Hearing was held for the member with account #CV-0010-0099-01 for failure to remove the stains from carport #838. 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. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0099-01
CARPORT #838

The scheduled Hearing was held for the member with account #CV-0010-0128-01 for a repeat violation of noise disturbances. The homeowner was not present, but had been notified on August 3, 2011 that if a noise incident was to recur, then further action would be taken. 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 requested to notify the owner of the Board's decision and call the owner to another Hearing if the incidents recur. Cardinal was also requested to notify the reporting party that future incidents would require the confirmation of a second neighbor or a statement from one of the gate attendants to corroborate the noise levels.

HEARING
#0010-0128-01
NOISE
DISTURBANCES

The scheduled Hearing was held for the member with account #CV-0010-0218-05 for failure to install locks on the storage units in carport #646. The homeowner was not present. It was reported 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 and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0218-05
CARPORT #646

The scheduled Hearing was held for the member with account #CV-0010-0253-02 for failure to install locks on the storage units in carport #510. The homeowner was not present. It was reported 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

HEARING:
#0010-0253-02
CARPORT #510

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.

The scheduled Hearing was held for the member with account #CV-0010-0253-02 for failure to install locks on the storage units in carport #543. The homeowner was not present. It was reported 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:
#0010-0253-02
CARPORT #543

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.

HEARING:
#0010-0264-01
VEHICLE
DECAL

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to remove the stored items from carport #867. The homeowner was not present. It was noted per the site inspection that the animal cages had been removed, but other items remained and 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
#0010-0264-01
CARPORT #867
STORED ITEMS

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to remove the bed frame stored against the balcony railing. The homeowner was not present, but it was noted 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
#0010-0264-01
BALCONY
STORAGE

The scheduled Hearing was held for the member with account #CV-0010-0299-02 for a repeat violation of children riding skateboards within the community. The homeowner was not present, but had submitted correspondence regarding the matter. 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 requested to notify the owner of the Board's decision and call the owner to another Hearing if the incidents recur.

HEARING
#0010-0299-02
SKATEBOARD
RIDING

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. A Motion was duly made, seconded and unanimously carried to impose a

HEARING
#0010-0374-02
OVERGROWN

\$100.00 fine in accordance with the Association's Violation & Fine Policy, as it was noted per the site inspection that 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 would be financially responsible for any property damage or personal injury occurring as a result of the failure to maintain the plant material.

PLANTS

George Gonzales and Mayela Ramirez from Phoenix Patrol were present. The proposed parking rule changes were discussed. It was suggested that space numbers be painted on all open parking spaces within the community. Cardinal was requested to obtain bids for the painting of the numbers and put the item on the April Agenda for consideration.

PHOENIX
PATROL

Director Patterson reported that there was an area near her unit where dogs had destroyed the landscaping. Cardinal was requested to issue a work order to Las Flores to somehow rope off the area to prevent animal intrusion and allow the plant material to come back. Cardinal was also requested to send a second request to Las Flores to provide a proposal for the removal of the onion plants to another location and the planting of agapanthas along the wall of 12701 Northbrook.

LANDSCAPE
COMMITTEE

There were no Pool or Website Committee reports.

COM. REPORTS

It was reported by the Architectural Committee that an additional vendor had been added to the list of approved window providers. The updated list was now available on the website. Cardinal was requested to update the list for distribution upon request by the members.

ARCHITECT.
COMMITTEE

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the November 17, 2011 Regular Meeting as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded and unanimously carried to accept the November 2011 Financial Statement, as presented, subject to audit. Cardinal was requested to identify the reason for the significant change from the prior month for line 3001 of the reserves on the November balance sheet. A Motion was duly made, seconded and unanimously carried to write off the delinquent balance that was protected in the bankruptcy of the owners of account #CV-0010-0422-02, in the amount of \$2,071.46.

FINANCIAL
REVIEW

The Directors discussed the delinquent resident report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0021-01, #CV-0010-0148-02, #CV-0010-0447-01 and #CV-0010-0341-01.

DELINQUENCY
LIENS
RECORDED

The Directors discussed the PrimeCo Painting & Construction project progress. The only recent issue was that of homeowner holiday decorations and a few member complaints that had occurred as a result of the timing of their unit renovations. No action was required.

WOOD/PAINT
PROJECT

A Motion was duly made, seconded and unanimously carried to adopt the proposed parking and common area rule additions and changes as distributed to the membership on November 4, 2011. The rule changes made were to include a new rule prohibiting spot or space hopping in the common area, changing the existing rule for the correct method of displaying a guest pass, prohibiting the transfer of a guest pass, and prohibiting the attaching of any object to the exterior stucco or wood siding of the units. Cardinal was requested to notify Phoenix Patrol of the rule changes concerning the parking rules and request the new rules be incorporated into the post orders.

RULE CHANGES
ADOPTED

The Directors reviewed proposals from CPR Construction and Vinco Construction to conduct concrete step repairs at 12660 Briarglen Loop, Unit I. A Motion was duly made, seconded and unanimously carried to approve option #1 of proposal #CV 6869 from Vinco Construction to conduct the concrete step repair at 12660 Briarglen Loop, Unit I at a cost of \$175.00, to be charged to operating. Cardinal was requested to notify the vendors of the Board's decision.

12660
BRIARGLEN, #I
STEP REPAIR

The Directors reviewed the correspondence from the owner of account #CV-0010-0200-05 requesting a late fee be waived from her assessment account. A Motion was duly made, seconded and unanimously carried to deny the request to waive the late fee. Cardinal was requested to notify the owner of the Board's decision.

H/O CORRES.
LATE FEE
#0010-0200-05

The Directors reviewed the correspondence from the owner of account #CV-0010-0427-02 requesting a late fee be waived from her assessment account. A Motion was duly made, seconded and unanimously carried to deny the request to waive the late fee. Cardinal was requested to notify the owner of the Board's decision.

H/O CORRES.
LATE FEE
#0010-0427-02

The Directors reviewed the correspondence from the owner of account #CV-0010-0190-01 stating that the trash can violation previously received should have been issued to the neighboring unit. Cardinal was requested to close the violation and notify the owner that the violation had been closed. The Directors also noted several other matters that were included in the correspondence, and directed Cardinal to issue the appropriate violation letters in accordance with the Association's Violation & Fine Policy.

H/O CORRES.
VIOLATION
#0010-0190-01

The Directors reviewed the information on the Board Education session on legislative updates to be held on January 31, 2012. No action was required.

BOARD ED
SESSION

It was noted an Executive Session was held following the November 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 8:20 p.m.

ADJOURN TO
EXEC. SESS.

Submitted by: Karen Holthe, 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 December 15, 2011 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

DRAFT