

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 25, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 25, 2015, at the Smoketree Clubhouse. Vice President 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  
Elizabeth Marete, Assistant Account Manager

Others Present: Brad Constant  
Jim Glenn  
Mayela Ramirez, Phoenix Patrol  
Jennifer Thomas

It was noted an Executive Session was held following the January 28, 2015, Regular Meeting to approve the November 24, 2014 Executive Session Minutes, and to review and discuss delinquency and legal matters.

EXECUTIVE  
SESSION

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for allegedly stealing from a neighbor's patio. The owner was not present. The Board reviewed the corresponding patrol report. A Motion was duly made, seconded, and unanimously carried to not impose a fine and close the violation, as the matter had not been substantiated by a patrol staff witness. Cardinal was directed to send the report of the incident to the Stanton Sheriff's Department and inform the owner of the unit that the Association had forwarded the report to the authorities.

HEARING  
#0010-0338-01  
STEALING  
FROM PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to remove weeds from 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 \$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  
WEEDS IN  
PATIO

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters. It had been recently reported that the gate attendants had been opening the gate for residents who had not purchased a gate transponder. Ms. Ramirez stated she would review the rules with her staff. Cardinal was requested to place a reminder about the transponder requirement on

PHOENIX  
PATROL  
REPORT

the next billing statements. Ms. Ramirez also reported that the new gate key fobs for the patrol staff needed to be reprogrammed. Cardinal was requested to contact the vendor to remedy the key fob programming issues that were reported.

Jim Glenn and Jennifer Thomas of the Landscape Committee were present to discuss landscaping matters. The members requested Board approval of the turf replacement project while rebates were still at two dollars per square foot. The Directors requested more details prior to any approvals. The Committee was requested to provide an exact map of the areas to undergo the turf replacement, and Cardinal was requested to post the maps on the website and bulletin boards upon receipt, so the members could see what was planned, and to add the matter to the next agenda.

There were no reports from the Pool, Website, or Architectural Committees.

A Motion was duly made, seconded, and unanimously carried to ratify the proposals from Scott English Plumbing for the new main water line at 12680-D Briarglen Loop at a total cost of \$1,255.00 and from Vinco for the listed common area repairs at numerous addresses at a total cost of \$925.00, to be charged to operating. Cardinal was requested to forward the signed proposals to the vendors for their records.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the January 28, 2015, Regular Meeting as presented.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the January 28, 2015, Executive Session as presented.

The Directors reviewed the January 2015 Financials. A Motion was duly made, seconded, and unanimously carried to accept the Financials as prepared, subject to audit.

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

A Motion was duly made, seconded, and unanimously carried to accept the 2014 audit as prepared by Daniel J. Leonard, CPA. Cardinal was directed to mail the audit to the membership as required by law. The 2014 tax returns were reviewed and signed.

The Directors reviewed the ALS status reports. No action was required.

The Directors reviewed the correspondence from Cardinal regarding the upcoming office relocation. No action was required.

The Directors reviewed the correspondence from Cardinal regarding the Annual Disclosure. No action was required.

A Motion was duly made, seconded, and unanimously carried to approve the Annual Meeting Record Date of March 23, 2015, and to approve the offering of two \$100.00 incentives for members to return their ballots by the First Calling. A Motion was then made,

LANDSCAPE  
COMMITTEE

COMMITTEES

MAINTENANCE  
COMMITTEE

APPROVAL OF  
REG MINUTES

APPROVAL OF  
EXEC MINUTES

FINANCIAL  
REVIEW

AGING RPT.

AUDIT  
TAX RETURNS

ALS REPORT

CPM MOVE

ANNUAL  
DISCLOSURE

ANNUAL  
MEETING  
MATTERS

seconded, and unanimously carried to approve Cardinal to supply the Inspector of Elections for the Annual Meeting.

The Directors reviewed proposal #CV 13181 from Vinco Construction. A Motion was duly made, seconded, and unanimously carried to approve the Vinco proposal to conduct drywall repairs at carport #613 at a cost of \$695.00. Cardinal was requested to inform the vendor of the Board's decision.

VINCO  
CARPORT  
REPAIR

The Directors reviewed proposal #CV 13324 from Vinco Construction. A Motion was duly made, seconded, and unanimously carried to approve the Vinco proposal to conduct four different drywall repairs at carports #745, #733, #732, and #849 at a total cost of \$795.00. Cardinal was requested to inform the vendor of the Board's decision.

VINCO  
CARPORT  
REPAIRS

The Directors reviewed correspondence from the owner with account #CV-0010-0003-01 requesting the Association repair the patio that had allegedly been damaged by an adjacent tree. A Motion was duly made, seconded, and unanimously carried to deny the request as it was the owner's responsibility to improve and maintain the exclusive use patio areas. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#0010-0003-01  
REPAIR PATIO

The Directors reviewed the correspondence from the owner with account #CV-0010-0386-06 requesting the installation of a handrail in the common area by the outdoor steps leading to the unit. Cardinal was requested to inform the owner that an Architectural Application was required to be completed and submitted for the requested improvement, that any proposed handrail would need to match the handrails in other areas of the community, and that any installation, if approved, would need to be conducted at the owner's expense.

H/O CORRES.  
#0010-0386-06  
HANDRAIL

There being no further business, the Meeting was adjourned at 7:16 p.m.

ADJOURN

Submitted by: Elizabeth Marete, Assistant Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Jubal Leierer, Vice 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 February 25, 2015, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marisa Patterson, Secretary

\_\_\_\_\_  
Date

DRAFT