

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 28, 2018

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 28, 2018, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Chris Kaesviharn
Jubal Leierer
Marisa Patterson

Directors Absent: Jeff Gollin

Representing Cardinal: Lisa Bryce, Account Manager
Sandi Gibson, Account Manager

Others Present: Isaac Camacho (Accurate Termite)
Bradford Constant
Allan Kanj
Anthony Laidn
David Lichtouwall
Mayela (Phoenix Patrol)
Geroge (Phoenix Patrol)

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 7770-B Youngdale was present to discuss the fire sprinkler leak in the carport over his car. Director Leierer requested Cardinal confirm if we were invoiced by the vendor two times. Additionally, Cardinal was requested to confirm how often fire sprinkler are required to be inspected and if Crosspointe is due for an inspection to request a proposal.

7770-B
YOUNGDALE

The owner of 12615-J Briarglen was present to discuss vehicles parked in carports and an old Phoenix Patrol employee. No action was required.

12615-J
BRIARGLEN

The owner of 12734 Mistybrook was present to discuss car break ins. No action was require.

12734
MISTYBROOK

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

CLOSE H/O
FORUM

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 \$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

HEARING
CV-0010-0382-01

another fine could be imposed.

The scheduled Hearing was held for the owner with account #CV-0010-0197-01 for weeds and grass 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-0010-0197-01

The scheduled Hearing was held for the owner with account #CV-0010-0347-03 for the extension cord hanging from the porch light. 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-0010-0347-03

The scheduled Hearing was held for the owner with account #CV-0010-0052-02 for planter on the patio. The owner was 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-0010-0052-02

The scheduled Hearing was held for the owner with account #CV-0010-0056-02 for not trimming plants away from the patio 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-0010-0056-02

The scheduled Hearing was held for the owner with account #CV-0010-0067-01 for miscellaneous items on the patio. The owner was not present and the violation had not been corrected. A Motion was duly made, seconded, and unanimously carried to provide the owner with a 30 day extension. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which a fine could be imposed.

HEARING
CV-0010-0067-01

The scheduled Hearing was held for the owner with account #CV-0010-0152-02 for a sign on the patio gate. 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-0010-0152-02

The scheduled Hearing was held for the owner with account #CV-0010-0225-04 for shoes in the common area. 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-0010-0225-04

The scheduled Hearing was held for the owner with account #CV-0010-0296-01 for a broom on the patio. The owner was not present. A Motion was duly made,

HEARING
CV-0010-0296-01

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.

The scheduled Hearing was held for the owner with account #CV-0010-0302-04 for shoes 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-0010-0302-04

The scheduled Hearing was held for the owner with account #CV-0010-0321-02 for a broom 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-0010-0321-02

The scheduled Hearing was held for the owner with account #CV-0010-0325-01 for miscellaneous items on the patio. The owner was present. A Motion was duly made, seconded, and unanimously carried to provide the owner with a 30 day extension to correct the matter as the violation had not been corrected. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which a fine could be imposed.

HEARING
CV-0010-0325-01

The scheduled Hearing was held for the owner with account #CV-0010-0329-01 for shoes 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-0010-0329-01

The scheduled Hearing was held for the owner with account #CV-0010-0413-05 for a bamboo mat on the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to provide the owner with a 30 day extension to correct the matter as the violation had not been corrected. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which a fine could be imposed. Additionally, Cardinal was directed to advise the owner to contact the police.

HEARING
CV-0010-0413-05

The scheduled Hearing was held for the owner with account #CV-0010-0417-03 for the folding chair 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-0010-0417-03

The scheduled Hearing was held for the owner with account #CV-0010-0088-02 for unescorted guests in the community. 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
CV-0010-0088-02

The scheduled Hearing was held for the owner with account #CV-0010-0131-02 for the noise nuisance. 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
CV-0010-0131-02

The scheduled Hearing was held for the owner with account #CV-0010-0373-04 for parking behind a garage. 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-0010-0373-04

The scheduled Hearing was held for the owner with account #CV-0010-0474-04 for not parking in the garage. 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-0010-0474-04

The scheduled Hearing was held for the owner with account #CV-0010-0477-04 for not parking in the garage. 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-0010-0477-04

Phoenix Patrol was present to discuss break ins and patrol reports. Cardinal was directed to add a note to the billing statement to remind residents to lock their cars as well as the Crosspointe website. Additionally, the Board authorized Phoenix Patrol to request an additional three hours of patrol if needed and Cardinal can approve the additional hours.

PHOENIX
PATROL

The Directors reviewed the pool committee report. No action was required.

POOL
COMMITTEE
LAS FLORES
LANDSCAPE

The Directors reviewed proposal #6870 from Las Flores Landscape to remove a Tristania tree that is damaging a patio fence at 12741 Ramblingbrook at a cost of \$725.00. A Motion was duly made, seconded, and unanimously carried to approve the proposal. Cardinal was directed to inform the vendor.

LAS FLORES

The Directors reviewed proposal #6871 from Las Flores Landscape for the installation of Iceberg Roses at a cost of \$2,565.00. A Motion was duly made, seconded, and unanimously carried to approve the proposal. Cardinal was directed to inform the vendor.

WEBSITE
COMMITTEE

residents not forget to lock their car doors. Cardinal was requested to follow up with the website host.

The Directors discussed the Architectural Committee report. No action was required.

ARCHITECTUAL
COMMITTEE

The Directors reviewed the February 20, 2018 proposal from Scott English Plumbing for a main valve assembly at a cost of \$646.46. A Motion was duly made, seconded, and unanimously carried to approve and ratify the proposal. No action was required.

SCOTT ENGLISH

The Directors reviewed the January 24, 2018 regular meeting minutes. A Motion was duly made, seconded, and unanimously carried to approve the minutes. No action was required.

MEETING
MINUTES

The Directors reviewed the January 2018 financial statement. A Motion was duly made, seconded, and unanimously carried to accept the financial statement. No action was required.

FINANCIAL
STATEMENT

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

AGING REPORT

The Directors reviewed the collection status report. No action was required.

COLLECTION
STATUS REPORT
APN #937-672-88

The Directors reviewed the lien authorization for APN #937-672-88. A Motion was duly made, seconded, and unanimously carried to approve the lien. Cardinal was directed to inform the owner and file the lien.

The Directors discussed the water usage in the community. A Motion was duly made, seconded, and unanimously carried to table the discussion to the March Board meeting.

WATER USAGE

The Directors reviewed the investment policy. A Motion was duly made, seconded, and unanimously carried to approve the investment policy.

INVESTMENT
POLICY

The Directors reviewed the 2019 Reserve Study. A Motion was duly made, seconded, and unanimously carried to table the discussion to the March Board meeting.

RESERVE STUDY

The Directors reviewed the proposal from Accurate Termite Control for annual termite treatment. Isaac Camacho with Accurate Termite was present to discuss the proposal. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$29,700.00. Cardinal was directed to inform the vendor. Additionally Cardinal was directed to add to their 2019 budget to budget for the \$54,540.00 annual contract.

ACCURATE
TERMITE
CONTROL

The Directors reviewed the proposal from America West Termite for annual

AMERICA WEST

termite treatment at a cost of \$10,000.00. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was directed to inform the vendor.

TERMITE

The Directors reviewed the proposal from Fenn Termite Control for annual termite treatment at a cost of \$63,000.00. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was directed to inform the vendor.

FENN TERMITE
CONTROL

The Directors reviewed the proposal from The Termite Guy for annual termite treatment for a cost of \$29,205.00/\$22,275.00 along with a proposal for wood repair at a cost of \$995.00/\$1,495.00. A Motion was duly made, seconded, and unanimously carried to deny the proposals. Cardinal was directed to inform the vendor.

THE TERMITE
GUY

The Directors discussed the report regarding the un-even flooring at 12737 Mistybrook. A Motion was duly made, seconded, and unanimously carried to approve a structural engineer to perform an inspection at a cost not to exceed \$500.00. Cardinal was directed to inform CPR Construction and table the matter to the March Board Meeting.

12737 MISTY-
BROOK

The Directors discussed the proposal from Concrete hazards for the landing replacement at 12618 Cleardale at a cost of \$4,350.00. A Motion was duly made, seconded, and unanimously carried to table the matter to the March Board Meeting. Cardinal was directed to add it to the March agenda.

12618 CLEAR-
DALE

The Directors discussed the correspondence from account #CV-0010-0120-07 regarding windows. A Motion was duly made, seconded, and unanimously carried to close the matter as Cardinal confirmed a permit was not needed. Cardinal was directed to inform the owner.

CV-0010-0120-07

The Directors discussed correspondence from account #CV-0010-0162-01 regarding maintenance performance from Newport Exterminating. A Motion was duly made, seconded, and unanimously carried to table the matter to the March Board meeting. Cardinal was directed to add the item to the March agenda.

CV-0010-0162-01

The Directors reviewed the proposal from Concrete Hazards for the South entrance and exit at a cost of \$6,350.00. A Motion was duly made, seconded, and unanimously carried to approve the proposal. Cardinal was directed to inform the vendor.

CONCRETE
HAZARDS

The Directors reviewed proposal #20377 from CPR Construction for miscellaneous repairs at 7778 Glendale Circle at a cost of \$2,687.00. A Motion was duly made, seconded, and unanimously carried to approve the proposal. Cardinal was directed to inform the vendor and the owner.

CPR CONST.

The Directors reviewed the correspondence from account #CV-0010-0347-03 requesting a waiver of \$50.00 for a previous fine. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the

CV-0010-0347-03

owner.

The Directors reviewed the correspondence from the owner of account #CV-0010-0317-01 requesting a home business occupation permit. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was directed to inform the owner.

CV-0010-0317-01

The Directors reviewed the correspondence from the owner of account #CV-0010-0389-03 requesting a home business occupation permit. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was directed to inform the owner.

CV-0010-0389-03

The Directors reviewed the city of Stanton's trespassing rule. Cardinal was directed to advise Phoenix Patrol to call the police immediately for any trespasser.

CITY OF STANTON

The Directors reviewed the "No Trespassing" signs at both entrances. No action was required.

NO TRESPASSING SIGNS

The Directors reviewed the camera positioning at both entrances. Cardinal was requested to obtain two proposals to upgrade the DVR and hard drive to 30 days and install two wide angle cameras at both guard houses for a total of 6 cameras per guard house.

GUARD HOUSE CAMERAS

The Directors reviewed the 2017/2018 Legislative Update. Cardinal was directed to request the Association's attorney draft solar panel architectural guidelines along with a draft covenant and the cost of fees. Cardinal was also requested to send a letter to the janitorial service to confirm that they are registered with the California Labor Commissioner to include the mandatory sexual violation and harassment prevention education.

LEGISLATIVE UPDATE

The Directors reviewed the election incentive handout. A Motion was duly made, seconded, and unanimously carried to approve the handout to send to the membership.

ELECTION INCENTIVE

There being no further business, the Meeting was adjourned at 8:59 p.m.

ADJOURN

Submitted by: Sandi Gibson, Account Manager

SUBMITTED

ATTEST:

Jubal Leierer, President

Date

ATTEST

SECRETARY CERTIFICATION

I, Marisa Patterson, the appointed Secretary of the Crosspointe Village

CERTIFY

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 28, 2018, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

DRAFT

DRAFT