

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2019

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 27, 2019, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:33 p.m.

CALL TO
ORDER

Directors Present: Chris Kaesviharn (Joined at 6:34 p.m.)
Jubal Leierer
Marisa Patterson
Jennifer Thomas

Directors Absent: None

Representing Cardinal: Lisa Bryce, Account Manager
Jessica Loyola, Assistant Account Manager

Others Present: Kathleen Curran
Anthony Doan
Tara Doan
George Gonzalez – Phoenix Patrol
Paula Hardy
Dan Jeffers
Truy Mai
Luann Martinez
Mayela Ramirez – Phoenix Patrol
Geno Servello
Kathleen Shannon
Kiet Tran

It was announced the Board had met in Executive Session immediately after the January 23, 2019 Regular Meeting to discuss legal matters.

EXECUTIVE
SESSION ANN.

The Directors discussed the smoking survey. Director Leierer stated that he was a non-smoker and had previous neighbors who were smokers. Director Patterson stated that her opinion was irrelevant to the matter, the survey that was sent to all owners shows there needs to be a change. Director Kaesviharn stated he did not want the rule to pass. Director Thomas stated she had lost tenants due to owner and tenants smoking in the community. A Motion was duly made and seconded to approve the rule change to not allow smoking in common areas throughout the community. Directors Leierer and Kaesviharn were opposed. Therefore, the Motion failed.

SMOKING
SURVEY

A Motion was duly made, seconded, and carried to approve the rule to go out with the annual ballots for a vote by the membership, with the stipulation that 51% of the membership must vote at the first calling of the Annual Meeting. Director Thomas abstained.

SMOKING VOTE

The Directors reviewed the correspondence from owners with accounts #CV1010548, #CV1014525, #CV1014527, AND #CV1011498 regarding the smoking

H/O CORRES.
FOR SMOKING

rule. Cardinal was directed to thank the owners for their correspondence.

Director Kaesviharn opened the Homeowner Forum.

The owner of 12655-B Glendale was present to discuss the rumors throughout the community regarding the building project, and asked the Directors if a chemical spill was causing the delay. The owner was advised that no information was received. No action was required.

The owner of 7727 Eastbrook was present to discuss the fines he had previously received regarding a trash can and a mop on the patio, and was requesting for the fines to be waived. The owner was advised that there was a process and it would be reviewed at the March 2019 Board Meeting. Cardinal was directed to add this item to the March 2019 Agenda.

The owner of 12733 Mistybrook was present to discuss his concerns with the smoking rule, and stated that the Townhomes of Crosspointe would need direction where they were able to smoke. Additionally, the owner expressed concerns with the repair for the uneven flooring on Mistybrook. The owner was advised that a specialist was sent to the property and the Directors contacted the Association's attorney to determine responsibility. No action was required.

The owner of 12731 Mistybrook was present to discuss the smoking rule, and states he did not know where twenty-five feet was from his unit. No action was required.

The owner of 12680-K Briarglen was present to discuss allowing signs on the Association's wall and fence. The owner was advised that she needs to submit a proposed rule in writing with details. No action was required.

The owners of 12680-H Briarglen were present to discuss the smoking rule, and advised the Board to move forward with the rule change. No action was required.

The owner of 7774 Ramsdale was present to discuss the smoking rule, and advised that her unit was twenty-five feet from all other units. No action was required.

The owner of 12654-E Scottsdale was present to discuss the homeless within the community, and advised that he had to confront a man who jumped the fence. Additionally, the owner requested that the Directors consider getting armed security in the community. Cardinal was directed to obtain a proposal for armed security, and add this item to the March 2019 Agenda.

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

The scheduled Hearing was held for the owner with account #CV1014823 for failure to trim the tree encroaching into the common area. The owner was not present. A

SURVEY

H/O FORUM

12655-B
GLENDALE

7727 EASTBROOK

12733
MISTYBROOK

12731
MISTYBROOK

12680-K
BRIARGLEN

12680-H
BRIARGLEN

7774 RAMSDALE

12654-E
SCOTTSDALE

H/O FORUM
CLOSED

HEARING
#CV1014823

Motion was duly made, seconded, and unanimously carried to give the owner a thirty-day extension to trim the remaining tree. Cardinal was requested to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which a fine could be imposed.

FAILURE TO
TRIM TREE

The scheduled Hearing was held for the owner with account #CV1011585 for not parking their vehicles in the garage. 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 requested to advise the owner of the Hearing results, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#CV1011585
PARKING
VIOLATION

The scheduled Hearing was held for the owner with account #CV1014722 for not parking their vehicles in the garage. 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 requested to advise the owner of the Hearing results, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#CV1014722
PARKING
VIOLATION

The scheduled Hearing was held for the owner with account #CV1014619 for failure to clean and maintain the patio. 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 requested to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#CV1014619
CLEAN AND
MAINTAIN PATIO

The scheduled Hearing was held for the owner with account #CV1014619 for failure to trim overgrown plants. 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 requested to advise the owner of the Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#CV1014619
PLANTS
NEEDING
TRIMMING

Mayela Ramirez and George Gonzalez of Phoenix Patrol were present to discuss patrol issues, and advised that there had been more activity this month than usual. Additionally, George advised that he spoken with the mayor regarding the police department in the City of Stanton. Cardinal was requested to obtain a bid from Phoenix Patrol for an armed security guard.

PATROL REPORT

The Pool Committee reported that there was now art in the north and center pool. No action was required.

POOL
COMMITTEE

The Directors tabled the review of Las Flores Landscape, Inc's proposal #7049 for the annual tree trimming to the next Board Meeting. Additionally, the Directors

LANDSCAPE
COMMITTEE

reviewed Las Flores Landscape, Inc.'s proposal #7054 to trim the trees throughout the community that were currently touching buildings. A Motion was duly made, seconded, and unanimously carried to approve Las Flores Landscape, Inc.'s proposal #7054 at a cost not to exceed \$4,250.00. Cardinal was requested to advise the vendor of the Board's decision, and add the annual tree trimming proposal to the March 2019 Agenda.

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

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

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

A Motion was duly made, seconded, and carried to approve the January 23, 2019 Regular Meeting Minutes and the January 23, 2019 Executive Session Minutes, as submitted. Director Leierer abstained.

The Directors tabled the review of the December 2018 and January 2019 Financial Statements to the next Board Meeting. Cardinal was requested to add these items to the March 2019 Agenda.

A Motion was duly made, seconded, and unanimously carried to approve Cardinal to sign checks in house that did not exceed \$750.00.

The Directors reviewed the collection status report provided by Association Lien Services. No action was required.

The Directors tabled the review of the 2018 draft audit to the next Board Meeting. Cardinal was directed to add this item to the March 2019 Agenda.

The Directors reviewed the 2019 investments policy resolution. A Motion was duly made, seconded, and carried to approve the 2019 investment policy resolution.

The Directors reviewed the Accurate Termite and Pest Control repair matrix. A Motion was duly made, seconded, and unanimously carried to approve the remainder of the proposal at a cost of \$461,262.00, with the stipulation that the Association was invoiced monthly when a building was completed, and to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision, advise the vendor to provide a schedule of what building would be completed every month, and to advise the owners when work would commence on their property.

The Directors tabled the review of CPR Construction's proposal for the interior repairs at 12737 Mistybrook to the next Board Meeting. A Motion was duly made, seconded, and unanimously carried to approve for 24 HRC to inspect the unit and provide a proposal at a cost of \$850.00. Cardinal was requested to advise CPR Construction of the Board's decision, advise 24 HRC of the Board's approval, and follow up with PCW Contracting for their proposal, and add this item to the March 2019

WEBSITE
COMMITTEE
ARCHITECTURAL
COMMITTEE
MAINTENANCE
COMMITTEE
APPROVAL OF
MINUTES

FINANCIAL
REVIEW

CHECK
AUTHORIZATION

COLLECTION
REPORT

2018 DRAFT
AUDIT

INVESTMENT
POLICY RES.

ACCURATE
TERMITE
MATRIX

CPR
CONSTRUCTION
12737
MISTYBROOK

Agenda.

The Directors tabled the discussion regarding the height of the exterior wall and the exterior wrought iron fencing to the next Board Meeting. Cardinal was requested to obtain bids to make the walls taller, a bid to replace the exterior wrought iron fence, and add this item to the March 2019 Agenda.

EXTERIOR WALL
AND WROUGHT
IRON FENCE

The Directors tabled the discussion of the Vantaca notice provided by Cardinal. Cardinal was requested to add this item to the March 2019 Agenda.

VANTACA NOTICE

The Directors reviewed Accurate Termite and Pest Control's proposals. A Motion was duly made, seconded, and unanimously carried to approve Accurate Termite and Pest Control's proposal #43201 to perform termite treatment and repairs at 12651-D Briarglen at a cost of \$2,001.00; proposal #43242 to perform repairs at the south guard shack at a cost of \$2,898.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

ACCURATE
TERMITE AND
PEST CONTROL
PROPOSALS

The Directors reviewed PCW Contracting Services' proposals. A Motion was duly made, seconded, and unanimously carried to approve PCW Contracting Services' proposal #105147 to perform deck repairs at 12625 Cleardale at a cost of \$2,228.00; proposal #105198 to perform deck repairs at 12660-HBriarglen at a cost of \$4,265.00; proposal #105591 to perform carport repairs for 12613 Moordale at a cost of \$1,778.00. Cardinal was requested to inform the owners and vendor of the Board's decision.

PCW SERVICES
PROPOSALS

The Directors reviewed Jim Murray Roofing, Inc.'s proposals. A Motion was duly made, seconded, and unanimously carried to approve Jim Murray Roofing, Inc.'s proposal to perform the gutter and downspout replacement at 7777 Ramsdale at a cost of \$1,895.00; proposal to perform the gutter and downspout replacement at 12660-K Briarglen at a cost of \$1,695.00.00. Cardinal was requested to inform the owners and vendor of the Board's decision.

JIM MURRAY
ROOFING
PROPOSALS

The Directors reviewed correspondence from the owner with account #CV10128911 requesting a reimbursement of a water bill. A Motion was duly made, seconded, and unanimously carried to deny the reimbursement due to lack of information. Cardinal was requested to advise the owner of the Board's decision.

H/O CORRES.
#CV10128911
WATER
REIMBURSEMENT

The Directors reviewed correspondence from the owner with account #CV1014093 regarding the owner's assessment account. Cardinal was requested to thank the owner for their correspondence.

H/O CORRES.
#CV1014093
ASSESSMENT

The Directors reviewed correspondence from the owner with account #CV1014770 regarding concerns with the street sweeper and concerns with the gas blowers. Cardinal was requested to thank the owner for their correspondence.

H/O CORRES.
#CV1014770
STREET SWEEPER

The Directors reviewed correspondence from the owner with account #CV1014770 regarding concerns with the pest around their building. Cardinal was

H/O CORRES.
#CV1014770

requested to thank the owner for their correspondence, and advise the extra treatment would be done to their building.

The Directors reviewed correspondence from the owner with account #CV1014426 regarding concerns with the crimes in the community. Cardinal was requested to thank the owner for the correspondence and request that the owner contact the city council.

A Motion was duly made, seconded, and unanimously carried to deny the election incentive. Cardinal was requested to update their information.

There being no further business, the Meeting was adjourned at 8:22 p.m.

Submitted by: Jessica Loyola, Account Assistant Manager

ATTEST:

Jubal Leierer, President

Date

SECRETARY CERTIFICATION

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 27, 2019, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

PEST CONCERNS

H/O CORRES.
#CV1014426
CRIME
CONCERNS

ELECTION
INCENTIVE

ADJOURN

SUBMITTED

ATTEST

CERTIFY