

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 23, 2022

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, February 23, 2022, at Cardinal Property Management, 825 N. Park Center Drive, #101 Santa Ana, CA 92705 and via teleconference, Meeting ID# 991-5288-7456. The President, Jennifer Thomas, called the Meeting to order at 6:33 p.m.

CALL TO
ORDER

Directors Present: Jeff Jones
 Marisa Patterson
 Jennifer Thomas
 Berna Valenzuela

Directors Absent: None

Representing Cardinal: April Dana, Account Manager
 Theresa Hirschman, CMCA, AMS, PCAM
 Senior Account Manager

Others Present: Keith Derby
 Rich Eagen
 Juliana Mi
 Jaqueline Nguyen
 Mayela Ramirez, Phoenix Patrol
 Laurie Riney
 Geno Servello

It was announced that the Board met in Executive Session after the January 26, 2022 Regular Meeting to discuss legal matters and approve the November 17, 2021 Executive Session Minutes.

EXEC. SESS.
ANNOUNC.

The scheduled Hearing was held for the owner with account CV1014043 for failure to trim plants. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the violation to the next Meeting, as the owner had responded and advised they would correct the violation.

HEARING
CV1014043

The scheduled Hearing was held for the owner with account CV1010495 for failure to repair the window screen. The owner was not present. As the violation had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$500.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1010495

The scheduled Hearing was held for the owner with account CV1014538 for not storing trash cans out of sight. The owner was not present. As the violation had been corrected, a Motion was duly made, second, and unanimously carried to direct Cardinal to close the violation and advise the owner of the Board's decision.

HEARING
CV1014538

The scheduled Hearing was held for the owner with account CV10194004 regarding a vehicle decal issue. 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 and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV10194004

The scheduled Hearing was held for the owner with account CV1019548 regarding a 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 \$300.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1019548

The scheduled Hearing was held for the owner with account CV1021975 regarding improper placement of the flag holder. The owner was not present. As the violation had been corrected, a Motion was duly made, second, and unanimously carried to direct Cardinal to close the violation and advise the owner of the Board's decision.

HEARING
CV1021975

The scheduled Hearing was held for the owner with account CV1014833 regarding patio storage. The owner was not present. As the violation had been corrected, a Motion was duly made, second, and unanimously carried to direct Cardinal to close the violation and advise the owner of the Board's decision.

HEARING
CV1014833

The scheduled Hearing was held for the owner with account CV1014957 regarding a missing letter on the patio light fixture. The owner was not present. As the violation had been corrected, a Motion was duly made, second, and unanimously carried to direct Cardinal to close the violation and advise the owner a unit number should be visible for emergency personnel so that they could identify the unit in case of an emergency.

HEARING
CV1014957

The scheduled Hearing was held for the owner with account CV1010786 for improper patio storage. The owner was present. As the violation had been corrected, a Motion was duly made, second, and unanimously carried to direct Cardinal to close the violation and advise the owner of the Board's decision.

HEARING
CV1010786

Director Thomas opened the Homeowner Forum.

H/O FORUM
OPENED
OWNER
CV1014534

The owner with account CV1014543 was present to discuss a Hearing notice and Closed Violation notice, inquired when the repair would be completed by the Association, and requested a letter stating he did nothing wrong. Cardinal was directed to send copies of the pictures of the tree that had been trimmed. The owner also reported that there was a broken sprinkler, broken drain, and damage at the base of the steps. Cardinal was directed to issue works order for the reported items.

The owner with account CV1014342 was present to report: the light at the bottom of the stairs and in the carports was still not working even after the vendor had been out twice to repair the lights and the carports on Ferndale had not been cleaned out for over two months. Cardinal was directed to follow up with the lighting vendor and the street sweeper.

OWNER
CV1014342

The owner with account CV1014614 was present to request another date be scheduled for pool key distribution.

OWNER
CV1014614

The owner with account CV1021654 was present to request another date be scheduled for pool key distribution and suggested light fixtures between garages be cleaned quarterly. The Directors advised that a report had been requested from Peak Lighting on a lighting assessment and they would contact the Sheriff's department and request they visit the community and assess the lights to identify areas that needed additional lighting.

OWNER
CV1021654

The owner with account CV1012708 was present to discuss their excess water usage during a main water line repair and asked how to submit for reimbursement. The owner was requested to submit copies of the water bill along with a request for reimbursement to Cardinal.

OWNER
CV1012708

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

H/O FORUM
CLOSED

Mayela Ramirez, a representative from Phoenix Patrol was present to discuss the increase in homeless population, and asked residents to report seeing anyone trying to climb over the wall. An owner who was present suggested sending information on who to contact to report the homeless jumping over the wall.

PHOENIX
PATROL

Cardinal reported the spa switches at the North and South pool had been installed and were working, the center spa switch needed additional troubleshooting due to damage by a water leak and advised that the heater was working. The Directors discussed the South spa continually running after shutting off. Cardinal was directed to have the key fob system disconnected and removed.

POOL COMM.

A Motion was duly made, seconded, and unanimously carried to table the discussion of the regrade proposal from Las Flores Landscape. Cardinal was directed to request the vendor break the work down into sections and provide pictures.

LAS FLORES
PROPOSAL

A Motion was duly made, seconded, and unanimously carried to table the discussion of the proposal to remove stressed grass and install plant material in various areas throughout the Association from Las Flores Landscape. Cardinal was directed to request the vendor break the work down into sections and provide pictures.

LAS FLORES
PROPOSAL

The Directors reviewed the proposal from Las Flores Landscape regarding mulch installation. A Motion was duly made, seconded, and unanimously carried to request Las Flores Landscape revise their proposal to identify which areas needed the mulch the most, i.e. around the pools, and to advise what the difference would be if they used only half the amount of mulch.

LAS FLORES
PROPOSAL

There was no report from the Website Committee.

WEBSITE
COMM.
ARCH. COMM

There was no report from the Architectural Committee.

There was no report from the Maintenance Committee.

MAINT.
COMM.
APPROVAL
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the January 26, 2022 Regular Meeting as presented.

The Directors discussed the update on document storage. Cardinal was directed to request a proposal for scanning all remaining documents.

DOCUMENT
STORAGE

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the January 2022 Financial Statement as presented, subject to audit.

FINANCIAL
REVIEW

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

AGING
REPORT

A Motion was duly made, seconded, and unanimously carried to accept the audit review for the fiscal year ended October 31, 2021, as presented by Inouye Shively Klatt & McCorvey. Cardinal was directed to request the final audit from Inouye Shively Klatt & McCorvey and upon receipt mail the audit to the membership as required by law.

AUDIT
DRAFT
APPROVAL

The Directors reviewed the Project Manager reports. No action was required.

PROJ. MNGR.
REPORTS

The Directors reviewed the key fob contract response. No action was necessary.

KEY FOB
CONTRACT
ENTRY GATE
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to table review of the entry gate and gate arm proposals. Cardinal was directed to close out the gate arm proposal action items and inquire who provided/installed the gates in the neighboring Association.

The Directors discussed the Annual Termite Inspection. A Motion was duly made, seconded, and unanimously carried to approve America West Termite to proceed with the annual termite inspection, including attics. Cardinal was directed to advise the vendor of the Board's decision and request they provide the dates the work would be scheduled so that notification could be sent to all owners/renters.

ANNUAL
TERM. INSP.

A Motion was duly made, seconded, and unanimously carried to table the Board vacancy to the next Meeting.

BOARD APPT.

The Directors discussed the Investment Policy Resolution. A Motion was duly made, seconded, and unanimously carried to approve the Investment Policy Resolution as presented.

INVSTMNT.
POLICY RES.

The Directors reviewed the correspondence from the owner with account CV1010657 for approval of a home business. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was directed to advise the owner of the Board's results.

H/O CORRES,
CV1010657

The Directors reviewed the correspondence from the owner with account CV1014415 requesting a waiver of fines. A Motion was duly made, seconded, and unanimously carried to deny the owner's request, as the fines were imposed in accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Board's Decision.

H/O/ CORRES
CV1014415

The Directors reviewed the correspondence from the owner with account CV1011921 requesting a decal. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES
CV1011921

The Directors reviewed the correspondence from the owner with account CV1014064 requesting a reimbursement. A Motion was duly made, seconded, and unanimously carried to approve the owner's request in the amount of \$76.10. Cardinal was directed to advise the owner of the Board's decision and process the reimbursement.

H/O CORRES
CV1014064

The Directors reviewed the correspondence from the owner with account CV1014261 requesting a reimbursement. A Motion was duly made, seconded, and unanimously carried to deny the portion requesting reimbursement for the gas bill, as a water mainline leak did not affect the gas. Cardinal was directed to determine if there was a mainline leak, and if so, a Motion was duly made, seconded, and unanimously carried to approve the reimbursement in the amount of \$97.18 for the excess water usage; if it was determined it was not a mainline leak, a Motion was duly made, seconded, and unanimously carried to deny the owner's request for reimbursement.

H/O CORRES.
CV1014261

The Directors reviewed the correspondence from the owner with account CV1011409 for a reimbursement request. A Motion was duly made, seconded, and unanimously carried to approve the owner's request for unit H only in the about of \$63.00 for the excess water usage due to a mainline leak. Cardinal was directed to advise the owner of the Board's decision and process the reimbursement.

H/O CORRES.
CV1011409

The Directors reviewed the correspondence from the owner with account CV1022794 requesting a waiver of fines. A Motion was duly made, seconded, and carried to deny the owner's request, as the fines were imposed in accordance with the Association's Violation and Fine Policy. Director Thomas was opposed. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1022794

The Directors reviewed the correspondence from the owner with account CV1012273 regarding a violation letter they had received for placement of the unit letter. A Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was directed to advise the owner of the Board's decision.

H/O CORRES.
CV1012273

The Directors reviewed the work order and site inspection reports. No action was necessary.

W/O AND S.I.
REVIEW

There being no further business, the Meeting was adjourned to Executive Session at 8:09 p.m.

ADJOURN TO
EXEC. SESS.

Submitted by Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

Jennifer Thomas, President

Date

SECRETARY CERTIFICATION

SECRETARY
CERT.

I, Marisa Patterson, the appointed Secretary of the Crosspointe Village Homeowners Association, do hereby certify that the foregoing is the true and correct copy of the Minutes of the Crosspointe Village Homeowners Association Board of Directors Meeting held on February 23, 2022, as approved by the Board Members in attendance of the Meeting.

Marissa Patterson, Secretary

Date

