

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 27, 2016

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, January 27, 2016, at the Smoketree Clubhouse. Director Jeff Gollin called the Meeting to order at 6:31 p.m.

CALL TO
ORDER

Directors Present: Richard Eagan (Via Telephone)
Bill Harkness
Jeff Gollin

Directors Absent: Jubal Leierer
Marisa Patterson

Representing Cardinal: Lisa Bryce, Assistant Account Manager

Others Present: Corrine Byrne
Michael Byrne
Gabe Martinez
Brenda Moyer
Mayela Ramirez, Phoenix Patrol
Felipe Sanchez
Cheryl Stitt
William Stitt
Jennifer Thomas
Michael Thompson
Jeanette Vogel

It was reported that on November 25, 2015 the Board of Directors met in Executive Session to discuss legal matters.

EXEC.
SESSION

Director Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 7727 Crestbrook was present to discuss commercial vehicle issues. Director Gollin informed her that the Board was simply enforcing the CC&R's.

7727
CRESTBROOK

The owner of 7735-H Briarglen was present to discuss being called to a Hearing for tapping into the Association's electricity. He informed the Board that the electricity had been put back to original form. He also suggested that the letters that were sent out to the owners be worded more nicely. The Directors requested Cardinal add a review of violation letter format to the next Board Meeting agenda.

7735-H
BRIARGLEN

The owners of 12705 Fallbrook were present to discuss the commercial vehicle issue. The Board tabled their variance request to the next Board Meeting.

12705
FALLBROOK

The owners of 7732 Meadowbrook were present to discuss the homeless constantly jumping the wall near their property. No action was required.

7732
MEADOWBROOK

The owner of 7720-H Elmdale was present to discuss the Lien that possibly was going to be placed on his home. The Directors advised him to send in correspondence with a suggested payment plan.

7720-H
ELMDALE

The owner of 12610-J Briarglen was present to discuss the water leak that happened as a result of a leaking ice maker line. No action was required.

12610-J
BRIARGLEN

The owner of 7770-G Youngdale was present to inform the Board that she had painted the screen door as requested and discussed the termite issue she was having in her gate. No action was required.

7770-G
YOUNGDALE

The owner of 12652 Scottsdale was present to discuss the homeless that were jumping over the wall near the DMV building. Cardinal was directed to request bids from Fencemenders, Fenceworks, and Saddleback Fence to add wrought iron fencing to the existing three and a half foot wall on the DMV side of the property.

12652
SCOTTSDALE

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

H/O FORUM
CLOSED

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to maintain the front patio 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 another fine could be imposed.

HEARING
#0010-0382-01
PATIO
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0407-01 for failure to remove the oil stain in the carport. 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
#0010-0407-01
OIL STAIN
CARPORT

The scheduled Hearing was held for the owner of account #CV-0010-0194-02 for failure to maintain the patio 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 another fine could be imposed.

HEARING
#0010-0194-02
PATIO
MAINT.

The scheduled Hearing was held for the owner of account #CV-0010-0338-01 for a resident of the unit sifting through the dumpsters on December 18, 2015. 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 directed to advise the owner of the Hearing results and inform them if the matter was reported to occur again, another Hearing would be scheduled at which another fine could be imposed.

HEARING
#0010-0338-01
SIFTING THRU
DUMPSTERS
12/18/15

The scheduled Hearing was held for the owner of account #CV-0010-0314-01 for having unescorted guests on December 27, 2015 in violation of the loitering rule. 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 directed to advise the owner of the Hearing results and inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0314-01
UNESCORTED
GUESTS/
LOITERING
12/27/15

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for causing a disturbance on January 10, 2016. 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 directed to advise the owner of the Hearing results and inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0385-04
DISTURBANCE
1/10/16

The scheduled Hearing was held for the owner of account #CV-0010-0022-03 for illegally tapping into the Association's electricity to charge his electric vehicle. The owner was present. Cardinal reported that the owner sent in the pictures previously requested. A Motion was duly made, seconded, and unanimously carried to close the matter, as the electricity had been put back to its original form. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0022-03
STEALING
ASSN.
ELECTRICITY

The scheduled Hearing was held for the owner of account #CV-0010-0183-05 for excessive vehicle citations. The owner was not present. A Motion was duly made, seconded, and carried to impose a \$50.00 fine for each of the three citations, for a total fine amount of \$150.00, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0183-05
EXCESSIVE
VEHICLE
CITATIONS

The scheduled Hearing was held for the owner of account #CV-0010-0202-04 for excessive plant height. 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
#0010-0202-04
PLANT HEIGHT

The scheduled Hearing was held for the owner of account #CV-0010-0088-02 for guests of the residents hopping the perimeter wall. 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 directed to advise the owner of the Hearing results and inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

HEARING
#0010-0088-02
HOPPED THE
WALL

The scheduled Hearing was held for the owner of account #CV-0010-0038-02 for a plumbing service call due to a leaking ice maker line. The owner was present and acknowledged the damage. A Motion was duly made, seconded, and carried to approve assessing the owner the plumbing service call, not to exceed \$125.00. Cardinal was directed to advise the owner of the Hearing results.

HEARING
#0010-0038-02
PLUMBING
SERVICE CALL

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters. Cardinal was directed to follow up with the City regarding the trespassing letter sent and asked that George be present at the next meeting to discuss the contract increase.

PATROL
MATTERS

The Directors tabled review of the proposals from Courtesy Patrol and Patrol One to the next Board Meeting. Cardinal was directed to inform the vendors of the Board's decision.

PATROL
PROPOSALS

Director Gollin directed Cardinal to invite Jim Glenn from the Landscape Committee to the next Board Meeting.

L/S CMTE.

The Pool Committee reported that the north pool restrooms were very dirty, that the south pool Jacuzzi had some jets that were not working, and that the south pool Jacuzzi was starting to show needed caulking repair. A Motion was duly made, seconded, and unanimously carried to approve the color Stone Standard for the pool furniture frame and #206 for the pool furniture material. Cardinal was directed to inform the vendor of the Board's decision.

POOL CMTE.

The Website Committee requested that Cardinal send the draft Minutes to the web master in a more timely fashion. The web master did not receive the last draft Minutes until a week before the meeting.

WEBSITE CMTE.

The Architectural Committee directed Cardinal to request a bid from Peak Lighting to install a LED Light on an eight foot pool at the South entrance and exit gate off Village Center Drive.

ARCH. CMTE.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from December 1, 2015, approving proposal #5048 from Scott English Plumbing to repair a main water line at a cost of \$3,120.00. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from December 29, 2015, approving proposal #6262 from Las Flores Landscape to remove five dead Alders at a cost of \$2,000.00. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from January 6, 2016, approving proposal #5289 from Scott English Plumbing for a main water leak at a cost of \$705.00. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from January 15, 2016, approving proposal #5380 from Scott English Plumbing for a main line leak at a cost of \$1,765.00. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from January 15, 2016, approving proposal #8730043 from Proserv Plumbing for a main line leak at a cost of \$1,990.38. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from January 15, 2016, approving proposal #5428 from Scott English Plumbing for a slab leak at a cost of \$1,880.00. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

The Directors tabled approval of the November 25, 2015 Meeting Minutes to the next Board Meeting.

APPROVAL OF
REG. MINUTES

The Directors reviewed the November and December 2015 Financial Statements. A Motion was duly made, seconded, and unanimously carried to accept the Financial Statements as prepared, subject to audit.

FINANCIAL
REVIEW

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

AGING RPT.

The Directors reviewed the collection status reports from Association Lien Service and McIntyre Law Group. No action was required.

COLLECTION
STATUS RPTS.

A Motion was duly made, seconded, and unanimously carried to approve the Resolutions to Lien for accounts #CV-0010-0216-01/APN #937-672-90 and #CV-0010-0314-01/APN #937-675-49.

LIEN
RESOLUTIONS

The Directors tabled the Write Off Balance for account #CV-0010-0341-01 to the next Board Meeting.

WRITE OFF

The City of Stanton proposals #CV 15035 and #CV 15038 from Vinco Construction, to remedy the noted trip hazard and railing issues were reviewed. The Directors tabled proposal #15035 to the next Board Meeting. A Motion was duly made, seconded, and unanimously carried to approve Vinco Construction Proposal #15038, at a cost not to exceed \$8,255.00. Cardinal was directed to inform the vendors of the Board's decision and follow up with the City regarding the extension that was requested.

VINCO
CONSTRUCTION
HANDRAIL AND
STAIR REPAIR

The Directors tabled the proposals for light pole painting to the next Board Meeting.

LIGHT POLES

A Motion was duly made, seconded, and unanimously carried to approve Vinco Construction proposals #CV 15010 for multiple repairs at a cost of \$3,295.00, proposal #CV 15013 for multiple repairs at a cost of \$1,095.00, proposal #CV 15008 for balcony crack repairs at 7720 Riverdale #B at a cost of \$825.00, proposal #CV 15017 for concrete replacement at 7706 Scottsdale at a cost of \$795.00, proposal #CV 15517 for wood repairs at 12621 Moordale #A at a cost of \$895.00, proposal #CV 15120 for wood repairs at 12620 Briarglen Loop #A at a cost of \$795.00, and proposal #CV 15159 for deck repairs at 12671 Briarglen #J at a cost of \$1,295.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decisions.

VINCO
REPAIRS
APPROVED

A Motion was duly made, seconded, and unanimously carried to approve Aquatrends proposal #55409 for a Title 22 compliance test kit at a cost of \$327.00 and Title 22 compliance increase of \$7,425.00 a year for daily pool chemical checking. Cardinal was directed to inform the vendor of the Board's decision.

AQUATRENDS
TITLE 22

A Motion was duly made, seconded, and unanimously carried to approve Las Flores Landscape estimate #6266 for trimming of Carrotwood trees at a cost of \$2,695.00. Cardinal was directed to inform the vendor of the Board's decision.

LAS FLORES
LANDSCAPE

A Motion was duly made, seconded, and unanimously carried to approve the proposed America West Termite Annual Contract at a cost of \$10,000.00. Cardinal was directed to inform the vendor of the Board's decision.

AMERICA WEST
TERMITE

A Motion was duly made, seconded, and unanimously carried to deny the Personal Touch proposal for shower and restroom cleaning. Cardinal was directed to inform the vendor of the Board's decision.

PERSONAL
TOUCH

The Directors discussed the proposals from Advanced Reserve Solutions, Association Reserves, Foresight Financial, and Reserve Data Analysis for a reserve study. A Motion was duly made, seconded, and unanimously carried to approve Foresight Financial to conduct the Reserve Study, at a cost of \$1,585.00, with an on-site visit. Cardinal was directed to inform the vendors of the Board's decision.

RESERVE STUDY

The Directors reviewed correspondence from the owner with account #CV-0010-0078-02 requesting waiver of late fees. A Motion was duly made, seconded, and unanimously carried to approve the homeowner's request for waiver of late fees. Cardinal was directed to notify the homeowner of the Board's decision.

H/O CORRES.
#0010-0078-02
WAIVER OF LATE
FEES

The Directors reviewed correspondence from the owner with account #CV-0010-0086-03 requesting waiver of a previous fine. A Motion was duly made, seconded, and unanimously carried to approve the homeowner's request for waiver of a previous fine. Cardinal was directed to notify the homeowner of the Board's decision.

H/O CORRES.
#0010-0086-03
WAIVER OF FINE

The Directors reviewed correspondence from the owner with account #CV-0010-0326-03 requesting waiver of late fees. A Motion was duly made, seconded, and unanimously carried to approve the homeowner's request for waiver of late fees. Cardinal

H/O CORRES.
#0010-0326-03
WAIVER OF LATE

was directed to notify the homeowner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0061-03 requesting waiver of late fees. A Motion was duly made, seconded, and unanimously carried to deny the homeowner's request for waiver of late fees. Cardinal was directed to notify the homeowner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0228-02 requesting a variance from the commercial vehicle prohibition in the community. The Directors tabled this request to the next Board Meeting.

The Directors reviewed correspondence from the owner with account #CV-0010-0077-03 requesting a variance from the commercial vehicle prohibition in the community. A Motion was duly made, seconded, and unanimously carried to approve the commercial vehicle variance. Cardinal was directed to inform the owner and Phoenix Patrol of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0295-01 requesting a variance from the commercial vehicle prohibition in the community. A Motion was duly made, seconded, and unanimously carried to approve the commercial vehicle variance. Cardinal was directed to inform the owner and Phoenix Patrol of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0137-02 requesting two variances from the commercial vehicle prohibition in the community. A Motion was duly made, seconded, and unanimously carried to approve the commercial vehicle variance for the pickup truck. A Motion was duly made, seconded and unanimously carried to deny the commercial vehicle variance for the van. Cardinal was directed to inform the owner of the Board's decision and Phoenix Patrol.

The Directors reviewed correspondence from the owner with account #CV-0010-0410-02 requesting Association approval for a home-based business. A Motion was duly made, seconded, and unanimously carried to approve the request. Cardinal was directed to notify the homeowner of the Board's decisions.

There being no further business, the Meeting was adjourned at 7:54 p.m.

Submitted by: Lisa Bryce, Assistant Account Manager

ATTEST:

FEES

H/O CORRES.
#0010-0061-03
WAIVER LATE
FEES

H/O CORRES.
#0010-0228-02
COMM VEHICLE

H/O CORRES.
#0010-0077-03
COMM VEHICLE

H/O CORRES.
#0010-0295-01
COMM VEHICLE

H/O CORRES.
#0010-0137-02
COMM VEHICLE

H/O CORRES.
#0010-0410-02
HOME BASED
BUSINESS

ADJOURN

SUBMITTED

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 January 27, 2016, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

DRAFT