

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 27, 2011

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, July 27, 2011 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:35 p.m.

CALL TO
ORDER

Directors Present: Michael Foley (Arrived 7:14 p.m.)
Lisa Glenn
Jeff Gollin
Marisa Patterson

Directors Absent: Jim Glenn

Representing Cardinal: Karen Holthe, CMCA, CCAM

President Jeff Gollin opened the Homeowner Forum.

H.O. FORUM

An owner was present to request that the fines previously assessed for window blinds be waived. Director Gollin stated that the Board had already approved that waiver, and Cardinal was requested to review her assessment account to ensure the window blind fines were removed. The owner stated she was still getting letters for the oil stains in her carport #623 but it had been cleaned up. Cardinal was requested to review the violation and close if appropriate. The owner also inquired as to why there was no handicapped parking within the community. Director Gollin stated the subject would be considered during budget reviews for 2012. The owner also complimented Phoenix Patrol on their service, and stated the gate attendants were doing an excellent job on a daily basis.

FINES,
VIOLATION,
HANDICAPPED
PARKING,
PATROL SVC.
FEEDBACK

An owner was present to inquire when the missing lamppost from Ramsdale was to be replaced. The Board responded that the item was on the Agenda for discussion later in the Meeting.

LAMPPOST

An owner was present and provided several photos of two items that needed attention from the recent wood replacement on his unit. Director Gollin took the photos and stated he would forward them to the attention of PrimeCo. The owner also stated he felt that Phoenix Patrol was doing a great job.

WOOD PROJECT
ITEMS

An owner was present to request that several additional pieces of wood be replaced on her unit. Director Gollin promised to review the unit and communicate the request to PrimeCo. She also stated that nails were left on her patio. Cardinal was requested to notify PrimeCo of this situation and request that more attention be directed in this area. The owner also reported that after removing her awning for the wood replacement project, it was placed in her carport and subsequently stolen. It was suggested that she contact the police to make a report of the incident.

WOOD PROJECT
ITEMS

An owner was present to state that the recent water intrusion issue was not due to a window issue as previously reported. They had a general contractor out who stated the leak was due to water entering through the siding above the window. Cardinal was requested to issue a work order to investigate the matter. The owners also reported frequent incidents of cars piggybacking to enter the community through the south gate when there was no gate attendant. It was suggested that anytime anyone saw this to report the vehicle license number of the violator to Cardinal or Phoenix Patrol.

WATER
INTRUSION

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

H.O. FORUM

The scheduled Hearing was held for the member with account #CV-0010-0059-01 for his tenant dumping outside trash in the community dumpsters. The homeowner was not present. A Motion was duly made, seconded and unanimously carried to close the violation, as the tenant had moved out, and there were no additional reports of this incident prior to the date of the move-out. Cardinal was requested to notify the homeowner of the Board's decision.

HEARING
#0010-0059-01

The scheduled Hearing was held for the member with account #CV-0010-0059-01 for his tenant jumping the perimeter wall. The homeowner was not present. A Motion was duly made, seconded and unanimously carried to close the violation, as the tenant had moved out, and there were no additional reports of this incident prior to the date of the move-out. Cardinal was requested to notify the homeowner of the Board's decision.

HEARING
#0010-0059-01

The scheduled Hearing was held for the member with account #CV-0010-0059-01 to assess the cost of the removal of the large items his tenant had dumped onto common area upon his move-out from the community. A Motion was duly made, seconded and unanimously carried to assess the homeowner \$147.50, the cost of the removal. Cardinal was requested to notify the homeowner of the Board's decision.

HEARING
#0010-0059-01

The scheduled Hearing was held for the member with account #CV-0010-0070-01 for failure to remove holiday lights. The homeowner 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 notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0070-01

The scheduled Hearing was held for the member with account #CV-0010-0128-01 for noise disturbances. The owner was not present, but had telephoned Cardinal to address the issue, and had stated that the police had been called out for the same disturbances but had found no such disturbance, and no report had been filed. He also stated that he adjusted the settings on his television every evening at 11:00 p.m. as an extra courtesy, and would be moving his television into another room as an added attempt to be conscientious of his neighbor's proximity. A Motion was duly made,

HEARING
#0010-0128-01

seconded and unanimously carried to close the violation but to call the owner to another Hearing should the incidents recur. Cardinal was requested to notify the owner of the Board's decision.

The scheduled Hearing was held for the member with account #CV-0010-0131-01 for having received three vehicle citations in less than six months. A Motion was duly made, seconded and unanimously carried to close the violation as no additional citations had been received. Cardinal was requested to close the violation but to remind the owner that any citation received for the next five months would result in an automatic \$50.00 fine.

HEARING:
#0010-0131-01

The scheduled Hearing was held for the member with account #CV-0010-0158-02 for failure to trim and maintain the plants on a regular basis. The owner was not present, but it was reported per the site inspection that the violation had been corrected. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was requested to close the violation and notify the owner of the Board's decision.

HEARING
#0010-0158-02

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to affix a vehicle decal to the windshield. The homeowner was not present. It was noted per the site inspection that the decal 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0264-01

The scheduled Hearing was held for the member with account #CV-0010-0401-03 for failing to remove a hanging tarp or covering from the eaves. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0401-03

The scheduled Hearing was held for the member with account #CV-0010-0411-02 for failure to install locks on the storage units in the carport. The homeowner was not present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0411-02

The scheduled Hearing was held for the member with account #CV-0010-0430-02 for failure to trim and maintain the plants on a regular basis. The owner was not

HEARING
#0010-0430-02

present. It was noted per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

The scheduled Hearing was held for the member with account #CV-0010-0470-03 for failure to trim and maintain the plants on a regular basis. The owner was present to request a 30-day extension to correct the matter. A Motion was duly made, seconded and unanimously carried to grant the requested extension. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing in September if the violation was not corrected within the 30 days.

HEARING
#0010-0470-03

The scheduled Hearing was held for the member with account #CV-0010-0470-03 for failure to obtain architectural approval and city permits for the removal of a wall dividing the kitchen and the living room. The owner was present to request a 60-day extension to correct the matter. A Motion was duly made, seconded and unanimously carried to grant the requested extension. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing in October if the violation was not corrected within the 60 days.

HEARING
#0010-0470-03

George Gonzales from Phoenix Patrol was present and distributed the monthly patrol and gate reports. He notified the Board that reports were to be emailed to Cardinal each week on Monday and Tuesday in a readable format. It was requested that the patrol bike be maintained, as the lights and brakes were not in good working order. It was also noted that gate attendants were not to discuss matters going on within the community with other residents to maintain privacy and safety for all. Finally, Mr. Gonzales was requested to remove the chair from behind the south guard shack, as it was unsightly.

PHOENIX
PATROL

Director Gollin reported that he would be installing the new security system but was in need of a monitor. Mr. Gonzales from Phoenix Patrol stated they had one the community could use for this purpose and would drop it off for Director Gollin in the north guard shack.

SECURITY SYS.

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

COMMITTEE
REPORTS

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the June 22, 2011 Regular Meeting as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded and unanimously carried to accept the July 13, 2011 Action Without A Meeting to authorize the resident of 12680 Briarglen Loop, Unit G to park a portable storage unit (POD) in the parking area for a period of time not to exceed five days within the time frame between August 15 and August 24, 2011.

AWOM:
STORAGE POD
12680 BGL #G

A Motion was duly made, seconded and unanimously carried to accept the July 18, 2011 Action Without A Meeting to approve the proposals dated July 13, 2011 and July 14, 2011 from Proserv Plumbing and Drain to repair the mainlines at 7708 Clearbrook at a cost not to exceed \$850.00 and 12620 Briarglen Loop, Unit C at a cost not to exceed \$1,078.18, to be charged to reserves.

AWOM:
MAINLINES
7708
CLEAR-BROOK
12620 BGL #C

A Motion was duly made, seconded and unanimously carried to accept the July 19, 2011 Action Without A Meeting to approve the proposal dated July 19, 2011 from Proserv Plumbing and Drain to repair the mainline at 7735 Ferndale Circle at a cost not to exceed \$675.00, to be charged to reserves.

AWOM:
MAINLINE
7735 FERNDALE

A Motion was duly made, seconded and unanimously carried to accept the June 2011 Financial Statement, as presented, subject to audit. Cardinal was also requested to provide a general ledger detail report from the operating account for landscape extras #6310 for the current fiscal year. Cardinal was also requested to email a draft copy of the revised budget to the Directors for review prior to the next Meeting.

FINANCIAL
REVIEW

The Directors discussed the delinquent resident report. It was noted that the shorter version of the delinquent and prepaid resident report was preferred for future board packets. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0141-02, #CV-0010-0142-03, #CV-0010-0316-01, #CV-0010-0450-03, and #CV-0010-0467-01.

DELINQUENCY
LIENS
RECORDED

The Directors discussed the wood replacement project. Change orders #1 and #2 from July 22, 2011 were distributed for the Board's review. It was noted that PrimeCo had provided an updated schedule of the pending work and homeowners requesting information were to be referred to the Association website.

WOOD/PAINT
PROJECT

The Directors reviewed the March 23, 2011 correspondence from Service 1st Lighting which included the cost to replace the missing light pole near 7775 Ramsdale. A Motion was duly made, seconded and unanimously carried to approve the proposal as per item number 4 on the March 23, 2011 correspondence, to replace the missing light pole near 7770/7775 Ramsdale, at a cost not to exceed \$1,180.00, to be charged to reserves.

MISSING
LIGHTPOLE
7770/7775
RAMSDALE

The Directors reviewed proposal #CV 6179 from Vinco to repair the entry deck top coating at 12640 Briarglen Loop, Unit D. A Motion was duly made, seconded and unanimously carried to approve the proposal to repair the entry deck at 12640 Briarglen Loop, Unit D, at a cost not to exceed \$325.00. The cost was to be charged to operating.

ENTRY DECK
REPAIR
12640 BGL #D

Karen Holthe updated the Board on the status of the FHA Certification renewal for the Association. The homeowner requests for this certification were becoming more frequent, and it had been determined by FHA that an increase in the fidelity bond would be required to become certified. A quote had been requested from the

FHA
CERTIFICATION

Association's carrier, and it was noted that if the increased premium was negligible, that the increase would be requested. If the increase to the premium was significant, it was possible that a requesting homeowner could absorb the cost. Cardinal was requested to notify the Board when the cost information was obtained.

The Directors tabled the matter of the audit and tax preparation to the August Meeting.

The Directors reviewed the correspondence regarding the Fogel vs. Farmers Group Inc. Class Action Lawsuit. A Motion was duly made, seconded and unanimously carried to submit the claim form to receive a settlement in the approximate amount of \$1,162.32.

The Directors reviewed the matter of scheduling a community garage sale in October. Director Gollin stated that he would contact the prior coordinator to find out what was necessary to put on the event. Director Lisa Glenn stated she would help orchestrate the event, and both Laia Bautista Jennings and Enrique Moreno stated they would both volunteer as well.

The Directors reviewed the correspondence from the owner of account #CV-0010-0059-01 stating a new screen door would be installed in response to the violation received for a rusted and discolored screen door. Cardinal was requested to provide the owner with an Architectural application and remind the owner that the form needed to be submitted when replacing a screen door, and to please submit the form as an after-the-fact application if the new door was already installed.

The Directors reviewed the correspondence from the owner of account #CV-0010-0152-02, requesting the fee be waived for a pool key, as it was not included in her escrow upon purchase. A Motion was duly made, seconded and unanimously carried to deny the pool key fee waiver, as everyone in the community had to pay for the pool keys, whether through escrow or by direct payment. Cardinal was requested to notify the owner of the Board's decision.

The Directors reviewed the correspondence from the owner of account #CV-0010-0005-03 requesting that an exception to the vehicle decal rules be made so that her boyfriend could have a decal. A Motion was duly made, seconded and unanimously carried to deny the request, as decals were only for the residents. Cardinal was requested to notify the owner of the Board's decision.

The Directors reviewed the correspondence from the owner of account #CV-0010-0168-02 requesting a 30-day extension to correct the stains in his carport. A Motion was duly made, seconded and unanimously carried to grant the extension request. Cardinal was requested to notify the owner of the Board's decision.

The Directors reviewed the correspondence from Cardinal Property Management requesting a 5% increase to be effective November 1, 2011. Cardinal was requested to verify the amounts and report back to the Board. The Directors also reviewed the

AUDIT/TAX
PROPOSALS

FARMERS
CLASS ACTION
SETTLEMENT

COMMUNITY
GARAGE
SALE

H/O CORRES.
#0010-0059-01
SCREEN DOOR

H/O CORRES.
#0010-0152-02
POOL KEY FEE

H/O CORRES.
#0010-0005-03
VEHICLE
DECAL

H/O CORRES.
#0010-0168-02
VIOLATION
EXTENSION

MGMT. FEE
INCREASE
COMM.

recent communications updates, and the upcoming Board Education program to be held August 30, 2011. No action was taken. Director Foley and Director Lisa Glenn stated they were unable to attend, but requested class materials be forwarded to their attention after the event.

BOARD ED.

It was noted an Executive Session was held following the June 2011 Regular Meeting to review and discuss legal issues and delinquency matters.

EXECUTIVE SESSION

It was reported that a refrigerator was being stored on the patio at 12620 Briarglen Loop, Unit C. Cardinal was requested to send a courtesy violation letter to remove the item immediately.

VIOLATION
12620 BGL #C

There being no further business, the Meeting was adjourned to the Executive Session at 8:04 p.m.

ADJOURN TO
EXEC. SESS.

Submitted by: Karen Holthe, Account Manager

SUBMITTED

ATTEST:

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 July 27, 2011 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date