

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JULY 24, 2013

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, July 24, 2013 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Jeff Gollin  
Bill Harkness  
Marisa Patterson

Directors Absent: Jubal Leierer

Representing Cardinal: Karen Holthe, CMCA, CCAM, AMS

Others Present: Matt Dietrich  
George Gonzales, Phoenix Patrol  
Anna Mendoza  
Kris Mudunuri  
Kathleen Peterson  
Victor Ramirez, Phoenix Patrol  
Angelica Smith

It was noted an Executive Session was held following the June 26, 2013 Regular Meeting to approve the May 22, 2013 Executive Session Minutes and review and discuss delinquency matters.

EXECUTIVE  
SESSION

Director Gollin opened the Homeowner Forum

H/O FORUM

The owner of 12680 Newdale Way was present to express concern regarding his vehicle being towed. The Parking Rules and safe listing process were explained to the owner.

12680 NEWDALE  
WAY

The resident of 7705 Westbrook was present to express concerns about a neighbor's parking.

7705  
WESTBROOK

The owner of 7729 Westbrook was present to request information on the zoning for parking spaces and whether the CC&Rs were in compliance regarding this matter.

7729  
WESTBROOK

The resident of 12610 Briarglen Loop, #L was present to request the Board waive the requirement to return the parking decal after his truck was sold and he had no access to the truck. A Motion was duly made, seconded and unanimously carried to waive the requirement, as he could not obtain the decal. Cardinal was requested to void the old decal number.

12680  
BRIARGLEN  
LOOP #L

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

H/O FORUM  
CLOSED

The scheduled Hearing was held for the member with account #CV-0010-0346-06 for failure to install locks on the storage doors in carport #733. The owner's representative 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's representative of the Hearing results and schedule another Hearing at which a fine could be imposed.

HEARING  
#0010-0346-06  
LOCKS ON  
STORAGE

The scheduled Hearing was held for the owner of account #CV-0010-0112-01 for failure to repair or replace the upstairs side 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 \$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 which a fine could be imposed.

HEARING  
#0010-0112-01  
TORN  
WINDOW  
SCREEN

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to remove the weeds in 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 which a fine could be imposed.

HEARING  
#0010-0382-01  
WEEDS IN  
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0134-06 for failure to repair or replace the upstairs side window screen. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

HEARINGS  
#0010-01349-06  
UPSTAIRS  
SIDE WINDOW  
SCREEN

The scheduled Hearing was held for the owner of account #CV-0010-0075-02 for failure to paint the bottom of the front door 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 \$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 which a fine could be imposed.

HEARINGS  
#0010-0075-02  
FRONT  
DOOR  
SCREEN

The scheduled Hearing was held for the owner of account #CV-0010-0258-01 for failure to clean up the oil stains in carport #884. 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. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at which a fine could be imposed.

HEARING  
#0010-0258-01  
OIL STAINS  
IN CARPORT

The scheduled Hearing was held for the owner of account #CV-0010-0059-01 for violations of the pool rules. The owner was not present. A Motion was duly made, seconded and unanimously carried to revoke the pool privileges and if anyone from

HEARING  
#0010-0059-01  
REVOKE POOL

the residence was seen in the pool area the owner was to be scheduled to a Hearing and subject to a possible fine. Cardinal was to advise the owner and the patrol company of the Hearing results.

PRIVILEGES

The scheduled Hearing was held for the owner of account #CV-0010-0476-01 for the resident's repeated noise nuisances. Both the owner's property managers and the residents were present to dispute the violations. A Motion was duly made, seconded and unanimously carried to close the violation as it had gone beyond the Board's scope, as a neighbor to neighbor issue. The Board suggested that police be called for all future noise matters and the resident requested a copy of the Hearing results notice. Cardinal was requested to close the violation and send a copy of the results notice to both the owner and the resident, and inform the patrol company that if either neighbor contacted the guard shack regarding a noise issue with the other neighbor, that they were to be told to contact the police themselves.

HEARING  
#0010-0476-01  
LOUD NOISES

The scheduled Hearing was held for the owner of account #CV-0010-0470-03 for failure to remove the cables from the satellite dish which had been installed incorrectly. 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 and Fine Policy. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at which a fine could be imposed.

HEARING  
#0010-0470-03  
SATELLITE  
DISH CABLES

The scheduled Hearing was held for the owner of account #CV-0010-0142-03 for failure to repair or replace the front and side window blinds. 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 and Fine Policy. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at which a fine could be imposed.

HEARING  
#0010-0142-03  
FRONT AND  
SIDE WINDOW  
BLINDS

The scheduled Hearing was held for the owner of account #CV-0010-0311-03 for failure to bring the assessment account current. The owner was present. As the violation had not been corrected, a Motion was duly made, seconded and unanimously carried to revoke all common area and Association privileges until the account was paid in full. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#0010-0311-03  
DELINQUENT  
ASSESSMENT  
ACCOUNT

The representatives from Phoenix Patrol were present to discuss the patrol reports. No action was taken from the Board.

PHOENIX  
PATROL

A Motion was duly made, seconded and unanimously carried to appoint Lisa Glenn to the Landscape Committee. Cardinal was requested to inform Las Flores Landscape of the appointment of Ms. Glenn to the Committee, and advise that the Landscape Committee had no authority to incur additional charges and all requests that would incur a cost must be presented in a proposal to the Board.

LANDSCAPE  
COMMITTEE

A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape dated May 16, 2013 to remove four alder trees along the wall adjacent to the Magic Lamp Community and grind the stumps, at a cost of \$1,500.00, to be charged to the reserve account.

LAS FLORES  
LANDSCAPE

A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape dated July 18, 2013 to install four 15-gallon tristania trees along the wall adjacent to the Magic Lamp Community, at a cost of \$400.00, to be charged to the reserve account.

LAS FLORES  
LANDSCAPE

The Directors reviewed the correspondence to the City Manager of Garden Grove regarding the ownership of the wall between the Association and the Magic Lamp Community. No action was taken by the Board.

WALL  
OWNERSHIP

A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape for the bi-annual tree trimming, at a cost of \$9,410.00, to be charged to the reserve account.

LAS FLORES  
TREE  
TRIMMING

A Motion was duly made, seconded and unanimously carried to approve the verbal proposal from Seabreeze Patio Furniture to sandblast, powder coat and re-strap pool chairs at a cost of \$71.00 each and chaise lounges at a cost of \$114.00 each, to be charged to the reserve account. Director Patterson volunteered to mark the items and inform Cardinal how many of each item needed repair and where all the items were located.

SEABREEZE  
FURNITURE

No action was required from the Website Committee and Architectural Committee.

WEBSITE AND  
ARCH. COMM.

A Motion was duly made, seconded and unanimously carried to ratify the Maintenance Committee's approval of the proposal from Proserv Plumbing to replace the main water line from the meter to the residence of 7735 Briarglen Loop #1, at a cost of \$910.00, to be charged to the operating account, the proposal from Vinco Construction to repair the drywall at 7731 Moordale Circle, at a cost of \$675.00, to be charged to the operating account and the proposal from Aquatrends to replace the liquid chlorinator, at a cost of \$553.88, to be charged to the operating account.

MAINT. CMTE.  
RATIFICATIONS

A Motion was duly made, seconded and carried to approve the Minutes of the June 26, 2013 Regular Meeting as written.

APPROVAL  
OF REG MIN.

A Motion was duly made, seconded and unanimously carried to accept the June 2013 Financial Statement, subject to audit.

FINANCIAL  
REVIEW

A Motion was duly made, seconded and unanimously carried to authorize the lien on account #CV-0010-0016-01.

LIEN  
AUTHORIZED

The Directors discussed the proposed 2014 budget. Director Gollin volunteered

BUDGET  
MEETING

to schedule and post notice for a separate Budget Meeting to be held in August.

A Motion was duly made, seconded and unanimously carried to approve the proposal from Association Lien Services to update the Association's Collection Policy with new code numbers and to review the CC&Rs to ensure the Policy was in compliance with the guidelines, at a cost of \$100.00, to be charged to the operating account.

A Motion was duly made, seconded and unanimously carried to deny the proposal from Vinco Construction for interior repairs at 7720 Riverdale #C, as it was the homeowner's responsibility.

The subject regarding a legal opinion for retention of records and the cost to destroy records was tabled to the August 2013 Board Meeting. Cardinal was requested to bring Director Gollin a key for the off-site storage at the next Meeting.

A Motion was duly made, seconded and unanimously carried to approve proposal #CV 10035 from Vinco Construction for replacement of a concrete step and sidewalk at 7770 Youngdale #A, at a cost of \$725.00, to be charged to the operating account.

A Motion was duly made, seconded and unanimously carried to approve the proposal from Proserv Plumbing for job #768813, to install a new handle and bubbler along with new emergency shut off and supply lines for the drinking fountain in the pool area and furnish and install a new faucet with shut off valves and supply lines in the men's restroom, at a cost of \$719.00, to be charged to the operating account.

A Motion was duly made, seconded and unanimously carried to approve proposal #13782-R1 from CPR Construction to conduct interior repairs due to a plumbing leak to include the option to replace the flooring, at 12620 Briarglen Loop #H, at a total cost of \$ 3,785.00 to be charged to the reserve account.

A Motion was duly made, seconded and unanimously carried to approve the proposal from Peak Lighting to replace the path light and post at 7720 Elmdale, #D, at a cost of \$587.27, to be charged to the operating account.

A Motion was duly made, seconded and unanimously carried to approve the proposal from Peak Lighting for a one time cleaning of the pillar lanterns and building lanterns, provided it could be done at the cost of \$949.00, to be charged to the operating account. Cardinal was directed to inform Peak Lighting to cancel the quarterly cleaning of the carport pagoda lights as the Board felt that the cleaning schedule was excessive and they would schedule future cleanings as needed.

A Motion was duly made, seconded and unanimously carried to approve the proposal from Vinco Construction, #CV10145, for the North Guard Shack repairs, at a cost of \$2,695.00, to be charged to the operating account. Cardinal was requested to

ASSOCIATION  
COLLECTION  
POLICY  
UPDATES

VINCO  
CONSTRUCTION

TABLED  
ITEM

VINCO  
CONSTRUCTION

PROSERV  
PLUMBING

CPR  
CONSTRUCTION

PEAK  
LIGHTING  
NEW LIGHT

PEAK  
LIGHTING  
CLEANING  
SERVICE

NORTH GATE  
GUARD SHACK  
REPAIRS

inform Vinco Construction that before any work was to be done they were to provide color and style samples to Cardinal for the Board to review at the August 2013 Board Meeting.

The Board reviewed the correspondence from the owner of 7737 Ferndale Circle, #F requesting reimbursement for extra water costs for a plumbing leak. A Motion was duly made, seconded and unanimously carried to reimburse the owner \$92.00 for the extra water costs.

The Board reviewed the correspondence from the tenant of 7724 Meadowbrook requesting reimbursement for the water differences paid after a main water line had been repaired. A Motion was duly made, seconded and unanimously carried to reimburse the owner \$50.00 for the water differences.

The Board reviewed the correspondence from the owner of 12706 Northbrook Way requesting to park a work truck in the community. A Motion was duly made, seconded and unanimously carried to deny the request as the CC&Rs stated no oversize vehicles were allowed to park in the complex. Cardinal was directed to request the owner report the decal number of the commercial van he had reported to be hopping from spot to spot, so the Board could take action in that matter.

The Board reviewed the Board Education opportunities and no action was taken.

There being no further business, the Meeting was adjourned to the Executive Session at 8:57 p.m.

Submitted by: Karen Holthe, Senior Account Manager

ATTEST:

\_\_\_\_\_  
Jeff Gollin, 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 July 24, 2013 as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Marisa Patterson, Secretary

\_\_\_\_\_  
Date

7737  
FERNDALE #F

7724  
MEADOW  
BROOK

12706  
NORTHBROOK  
WAY

BOARD  
EDUCATION  
ADJOURN TO  
EXEC. SESS.

SUBMITTED

ATTEST

CERTIFY