

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 27, 2012

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, June 27, 2012 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:30 p.m.

Directors Present: Jeff Gollin
Jubal Leierer
Marisa Patterson (Via Telephonic Conference)

Directors Absent: None

Representing Cardinal: Karen Holthe, CMCA, CCAM

Others Present: Jacqueline Cabassa
Brad Constant
Ernesto Gonzalez, Phoenix Patrol
George Gonzalez, Phoenix Patrol
B.K. (Kris) Mudunuri
Victor Ramirez, Phoenix Patrol
Tin Tran

A Motion was duly made, seconded and unanimously carried to accept the verbal resignation of Director Michael Foley, as he had sold his unit and was no longer a member.

The Regular Session was adjourned to Executive Session at 6:31 p.m.

The Regular Session was reconvened at 6:32 p.m.

The Directors reviewed the correspondence from the owner of account #CV-0010-0183-04 requesting permission from the Board to conduct a special event in the common area on July 7, 2012. As the proper event form had been completed, and the appropriate information had been provided, a Motion was duly made, seconded and unanimously carried to approve the request, with the stipulation that all event-generated garbage was to be removed by the owner, any excessive noise complaints generated by the event would be addressed by Phoenix Patrol, and any damage done to the landscaping would be repaired and the cost of such repair and any cleanup necessary would be assessed to the owner. Cardinal was requested to notify the owner and Phoenix Patrol of the Board's decision.

President Jeff Gollin opened the Homeowner Forum.

Director Patterson left the meeting at 6:35 p.m.

The owner of 12680 Newdale Way was present to discuss vehicle decal concerns with the Board.

CALL TO
ORDER

DIRECTOR
RESIGNATION

ADJOURN

RECONVENE

H/O CORRES.
#0010-0183-04
SPECIAL
EVENT
PERMIT

H/O FORUM

DIR. PTTRSN.

12680 NEWDALE

The owner of 7770 Youngdale Way #B was present to suggest the Association secede from the City of Stanton and become a part of Garden Grove.

7770-B
YOUNGDALE

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-0010-0264-01 for failure to remove the stored items from carport #867. The homeowner was not present, but had submitted a photograph of the cleared carport. 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
#0010-0264-01
CARPORT #867
STORED ITEMS

The scheduled Hearing was held for the member with account #CV-0010-0059-01 for failure to remove the stored items from the patio. 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
#0010-0059-01
STORED ITEMS
PATIO

The Hearing scheduled for the member with account #CV-0010-0059-01 for excessive vehicle citations was tabled, as there had been only two citations issued for storing a vehicle in carport #669.

HEARING
#0010-0059-01
EX. CITATIONS

The scheduled Hearing was held for the member with account #CV-0010-0064-02 for hopping the Association's fences. The homeowner was not present. A Motion was duly made, seconded and unanimously carried to impose a \$50.00 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 if the violation was reported again.

HEARING
#0010-0064-02
FENCE
HOPPING

The scheduled Hearing was held for the member with account #CV-0010-0136-03 to assess the cost of repairing the damage to the Association's property at the main entrance. The homeowner was not present. A Motion was duly made, seconded and unanimously carried to impose the cost of repairs to the homeowner in the amount of \$150.00 per invoice CV7841 from Vinco Construction. It was reported that while the rubber delineator had been repaired, the chain had not yet been replaced. A Motion was duly made, seconded and unanimously carried to assess the cost of the replacement chain to the homeowner upon receipt of the invoice. Cardinal was requested to notify the owner of the Board's decisions.

HEARING
#0010-0136-03
ASSN. COST
TO REPAIR
DAMAGES

The scheduled Hearing was held for the member with account #CV-0010-0138-01 to assess the cost to replace a common area tree that had been removed from the ground and discarded in the dumpster. The homeowner was present to state that she hadn't done it. She added that her poor health prevented her from being able to remove

HEARING
#0010-0138-01
TREE
REMOVED/

the tree and throw it away. As the Phoenix Patrol gate attendant who had provided the report was not present to state what he had witnessed, a Motion was duly made, seconded and unanimously carried to table the Hearing to the next Meeting. Cardinal was requested to table the Hearing, and to notify Phoenix Patrol to have the reporting gate attendant attend the Meeting to present additional information to the Board.

DISCARDED

The scheduled Hearing was held for the member with account #CV-0010-0184-03 for modifying the exterior of his unit by installing a new patio gate without prior architectural approval. The owner was present. It was noted that his architectural application had been denied due to lack of details about the appearance of the gate. Director Gollin reported that he had seen the gate and it was within the community's guidelines. A Motion was duly made, seconded and unanimously approved to cancel the Hearing, close the violation and provide the homeowner with an after-the-fact architectural approval for his gate. Cardinal was requested to notify the homeowner of the Board's decision.

HEARING
#0010-0184-03
EXTERIOR
MODIFICATN.
GATE

The Hearing for the member with account #CV-0010-0217-02 for excessive vehicle citations was not held, as it was scheduled for the July Meeting. As there would not be a July Meeting, Cardinal was requested to reschedule the Hearing to the August Meeting.

HEARING
#0010-0217-02
RESCHED.

The scheduled Hearing was held for the member with account #CV-0010-0280-04 for excessive vehicle citations. The owner was not present, but had sent correspondence reflecting that he had addressed the matter with his tenants. A Motion was duly made, seconded, and unanimously carried to impose a \$50.00 fine per each citation, for a total of \$150.00 in accordance with the Association's Violation & Fine Policy, as there had been three citations within a six month period. Cardinal was requested to notify the owner of the Board's decision, and to thank him for addressing the matter with his tenant, as it might assist in avoiding future citations and additional fines.

HEARING
#0010-0280-04
EXCESSIVE
CITATIONS

The scheduled Hearing was held for the member with account #CV-0010-0278-01 for failure to remove the stored vehicle from the carport. The owner was not present, but had notified the Board that the vehicle had been removed from the premises. It was noted 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
#0010-0278-01
STORED
VEHICLE

The scheduled Hearing was held for the member with account #CV-0010-0334-01 for failure to remove the hose from the roof. The owner was not present. It was noted 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
#0010-0334-01
HOSE ON ROOF

The scheduled Hearing was held for the member with account #CV-0010-0338-01 for rummaging through the trash bins. The owner was not present, but had contacted Cardinal by telephone to state it was not a member of their household that was in violation. The Directors reviewed the report and photos from Phoenix Patrol showing that a resident of the unit was witnessed rummaging through the trash. A Motion was duly made, seconded and unanimously carried to impose a \$50.00 fine in accordance with the Association's Violation & Fine Policy. Cardinal was requested to notify the owner of the Board's decision and inform them if the violation is reported again, they will be called to another Hearing and the fine would increase to \$100.00 per incident.

HEARING
#0010-0338-01
DUMPSTER
DIVING

The representatives from Phoenix Patrol were present and were reminded about the enforcement of the fireworks rules. They were requested to provide more legible copies of citations, and it was noted that Director Leierer had volunteered to create an Excel spreadsheet to assist them in tracking the citations per vehicle. They were reminded to contact the police for any lost child report, and to be more vigilant about patrolling the pool area for summer.

PHOENIX
PATROL

It was noted that Cardinal had received reports of door to door vendor solicitations by Verizon and other companies. Director Gollin reported that he had contacted customer service to register a complaint and Phoenix Patrol was reminded to watch for solicitors leafleting within the community. Director Gollin added that he would put a note on the community website to instruct any resident who observed any soliciting activities to contact the guard shack immediately.

VENDOR
SOLICITING

The Landscape Committee report was discussed. Director Gollin requested that Cardinal set up another landscape walk between himself and a representative of Las Flores.

LANDSCAPE
COMM.

As a representative of the Pool Committee was not present, the proposal to replace printed pool tiles with white tiles near the skimmer was tabled to the next Meeting.

POOL CMTE.
POOL TILES

A Motion was duly made, seconded and unanimously carried to authorize Aquatrends to replace any Rola Chem Chlorinator timers that were included in the recent recall advisory letter, at a cost not to exceed \$45.00 per timer, as it was unknown if the community's pools were affected or not by the recall. Cardinal was requested to advise the vendor of the Board's decision.

POOL TIMER
RECALL

There were no Website or Architectural Committee reports.

CMTE. REPORTS

A Motion was duly made to ratify the Minutes of the May 29, 2012 Maintenance Committee Minutes as written.

MAINT. CMTE.
MINUTES

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the May 23, 2012 Regular Meeting as written.

APPROVAL
OF REG MIN.

The Board reviewed the Annual Meeting Minutes. No action was required.

ANN. MTG. MIN.

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the May 23, 2012 Organizational Meeting as amended.

ORG. MTG. MIN.

A Motion was duly made, seconded and unanimously carried to accept the May 2012 Financial Statement, as presented, subject to audit. Cardinal was requested to determine how much of the prior year's surplus amount could be allocated to the next year's budget.

FINANCIAL
REVIEW

The Directors discussed the delinquent assessment report. A Motion was duly made, seconded and unanimously carried to record a lien on delinquent account #CV-0010-0170-02/APN #937-67-433.

DELINQ.
LIEN

The Directors reviewed the outstanding balance on delinquent account #CV-0010-0383-02. It was noted that the unit had been foreclosed on by a senior lien holder leaving an outstanding balance of \$1,850.26. The matter was tabled to the next Meeting.

DELINQ. ACCT.
#0010-0383-02

The Directors reviewed the correspondence from the Cardinal collections department regarding the proposed special report cost to research prior year's collection accounts that had been written off as bad debt, for the purposes of assessing whether pursuit in small claims court was feasible. Cardinal was requested to determine if the creation of the spreadsheet would be a one-time cost or if it would be an additional cost to maintain the spreadsheet from that point forward, with additional accounts added as they occurred. Cardinal was requested to obtain the information and add the item to the next Agenda.

COLLECTIONS
REPORT
BAD DEBT
WRITE-OFFS

No action was required on the review of the general ledger reports provided.

G/L REPORTS

As the completed reserve study had not been received, Cardinal was requested to email it to all Directors upon receipt.

RESERVE STDY

Director Gollin stated that he would set up some dates to conduct budget planning. It was noted that any Meeting with three or more Directors present would need to be properly noticed.

BUDGET

The Directors reviewed the proposals from Ben's Asphalt, Caliber Paving, and Patriot Paving to conduct asphalt repairs, resurfacing and seal coating in the community. A Motion was duly made, seconded and unanimously carried to approve the proposal from Ben's Asphalt & Maintenance Co. dated May 24, 2012 to include items #1, #2, #3, #4, #6, and #7, for a total of \$49,642.00, with the stipulation that item #4 referenced in the proposal included striping for all parking stalls, the painting of all crosswalks, speed bumps, and fire lanes, to be charged to reserves. Item #5 was not approved. Cardinal was requested to notify the vendors of the Board's decisions, and

ASPHALT
SLURRY
SEALING

to inform Ben's Asphalt that the approved asphalt work was to be scheduled after September 15, 2012.

As only one volunteer, Ms. Laia Bautista, had stepped forward to conduct the proposed community garage sale, it was determined that it would not be scheduled. Cardinal was requested to thank Ms. Bautista for responding, but as she was the only resident to volunteer, it was not possible to conduct the event. Director Gollin stated he would post the information of the event cancellation on the community website.

GARAGE
SALE

The Directors reviewed the proposals from M Vision and from Vinco to provide replacement stop signs in the community. Upon discussion, a Motion was duly made, seconded and unanimously carried to authorize Director Gollin to orchestrate the purchase of two new stop signs at a cost not to exceed \$100.00.

STOP SIGNS

A Motion was duly made, seconded and unanimously carried to approve the proposal dated June 14, 2012 from California Gate & Entry Systems to repair the right north exit gate by removing the old sensing edge and transmitter, installing a new sensing edge and transmitter, and performing a full operation test of the gate, at a cost not to exceed \$550.00, to be charged to operating. Cardinal was requested to notify the vendor of the Board's decision.

NORTH EXIT
GATE
REPAIR

The review of the proposals to clean and paint various light fixtures in the community was tabled to the next Meeting. Cardinal was requested to obtain a proposal from Vinco Construction to paint the tops of the lights on the townhome side of the community as well, and to obtain a proposal for the cost per light to powder coat the tops of all the pagoda light fixtures.

LIGHT
MAINTENANCE

The Directors reviewed the correspondence from the owner of account #CV-0010-0016-01 requesting a late fee be waived. A Motion was duly made, seconded and unanimously carried to deny the request. Cardinal was requested to inform the homeowner of the Board's decision.

H/O CORRES.
#0010-0016-01
LATE FEE
WAIVER

The Directors reviewed the correspondence from the owner of account #CV-0010-0162-01 requesting the Association reimburse the owner \$116.00 for excess water usage due to a leaking valve. A Motion was duly made, seconded and unanimously carried to approve the request. Cardinal was requested to inform the homeowner of the Board's decision and prepare a check for reimbursement. No action was required on the homeowner's correspondence regarding insurance.

H/O CORRES.
#0010-0162-01
WATER USE
OVERAGES

The Directors reviewed the correspondence from the owner of account #CV-0010-0164-02 denying the neighbor's allegation that a (HAM) radio transceiver was being operated from the unit. Cardinal was requested to send a letter to the FCC to inquire if there was a way to determine if a transceiver unit was in use or not.

H/O CORRES.
#0010-0164-02
(HAM) RADIO
TRANSCIVER

The Directors reviewed the correspondence from the owner of account #CV-0010-0361-01 requesting a late fee be waived. A Motion was duly made, seconded and unanimously carried to deny the request. Cardinal was requested to inform the homeowner of the Board's decision.

H/O CORRES.
#0010-0361-01
LATE FEE
WAIVER

The Directors reviewed the correspondence from the owner of account #CV-0010-0477-04 requesting a decal for a commercial vehicle and a waiver of the \$50.00 vehicle decal fee for exceeding the number of allotted decals registered to the address. A Motion was duly made, seconded and unanimously carried to allow the commercial vehicle to have a permit, but to deny the waiver of the \$50.00 fee. Cardinal was requested to notify the owner of the Board's decisions. Cardinal was also requested to check the license plate of the black Nissan registered to the unit, as it reportedly had a different license number than was registered on the vehicle decal report.

H/O CORRES.
#0010-0477-04
VEH. DECALS

The Directors reviewed the correspondence to the owner of account #CV-0010-0244-02 requiring that a signed statement be provided to the Board to confirm that the holes that had been put in the roof for the improperly mounted satellite dish had been repaired. It was reported that no response had been received from the homeowner. A Motion was duly made, seconded and unanimously carried to instruct Cardinal to take action if no response had been received by July 5, 2012, to issue a work order to the Association's roofing contractor to inspect and patch any remaining holes from the improper installation and call the owner to a Hearing at the next Meeting to assess the cost of the service call and any repairs necessary.

#0010-0244-02
ROOF HOLES
TO BE
INSPECTED/
PATCHED

As Director Patterson had notified the Board that she would be on vacation in July, it was determined that there would not be quorum to conduct the July Board Meeting. Cardinal was requested to cancel the July Meeting and reschedule all July items to the August Agenda. A Motion was then made, seconded and unanimously carried to authorize Cardinal to sign and remit all Association checks for July to the appropriate vendors.

JULY MTG.
NO QUORUM

It was noted an Executive Session was held following the May 2012 Regular Meeting to review and discuss legal issues and delinquency matters.

EXEC. SESS.

There being no further business, the Meeting was adjourned to the Executive Session at 8:20 p.m.

ADJOURN TO
EXEC. SESS.

Submitted by: Karen Holthe, Senior 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 June 27, 2012 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

DRAFT