

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 28, 2017

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, June 28, 2017, at the Smoketree Clubhouse. President Jubal Leierer called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present:           Jeff Gollin  
                                      Chris Kaesviharn  
                                      Jubal Leierer  
                                      Marisa Patterson

Directors Absent:            Bill Harkness

Representing Cardinal:     Lisa Bryce, Account Manager

Others Present:             Brad Constant  
                                      Kirk and Angie Nelson  
                                      Mayela Ramirez - Phoenix Patrol  
                                      William Stitt  
                                      Jennifer Thomas  
                                      Jeanette Vogel

It was announced that after the May 17, 2017, meeting, the Board met in Executive Session to discuss collection matters.

EXECUTIVE  
SESSION ANN.

Lisa Bryce reported that quorum had not been met to hold the Third Calling Annual Meeting, as only 59 of the necessary 124 ballots had been received. It was announced that the Fourth and Final Calling of the Annual Meeting would be held on July 26, 2017, following the Regular scheduled Board Meeting. Cardinal was requested to inform the Inspector of Elections of the Board's decision.

ANNUAL  
MEETING

As there were no owners who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

The scheduled Hearing was held for the owner with account #CV-0010-0382-01 for failure to repair a damaged window screen. 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  
#0010-0382-01  
DAMAGED  
WINDOW  
SCREEN

The scheduled Hearing was held for the owner with account #CV-0010-0206-01 for failure to repair the patio gate. 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  
#0010-0206-01  
PATIO GATE  
REPAIR

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for failure to repair a damaged window screen. The owner was not present. A

HEARING  
#CV-0010-0338-01

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.

The scheduled Hearing was held for the owner with account #CV-0010-0061-03 for failure to remove oil stains from their carport. 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.

The scheduled Hearing was held for the owner with account #CV-0010-0065-02 for failure to remove oil stains from their carport. 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.

The scheduled Hearing was held for the owner with account #CV-0010-0264-01 for an inoperable bicycle 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 \$50.00 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, which another fine could be imposed.

The scheduled Hearing was held for the owner with account #CV-0010-0339-02 for stored items on the patio. 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.

The scheduled Hearing was held for the owner with account #CV-0010-0074-01 for three vehicle citations for expired tags. The owner was not present. As the violations had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$150.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

The scheduled Hearing was held for the owner with account #CV-0010-0074-01 for three vehicle citations for flat tires. The owner was not present. As the violations had not been corrected, a Motion was duly made, seconded, and unanimously carried to impose a \$150.00 fine, in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

The scheduled Hearing was held for the owner with account #CV-0010-0172-05 for a dog barking nuisance on May 8, 2017. 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

DAMAGED  
WINDOW  
SCREEN  
HEARING  
#CV-0010-0061-03  
OIL STAINS IN  
THE CARPORT

HEARING  
#CV-0010-0065-02  
OIL STAINS IN  
THE CARPORT

HEARING  
#CV-0010-0264-01  
INOPERABLE  
BICYCLE IN  
CARPORT

HEARING  
#CV-0010-0339-02  
STORED ITEMS  
ON THE PATIO

HEARING  
#CV-0010-0074-01  
MULTIPLE  
CITATIONS  
EXPIRED TAGS

HEARING  
#CV-0010-0074-01  
MULTIPLE  
CITATIONS  
FLAT TIRES

HEARING  
#CV-0010-0172-05  
DOG BARKING  
NUISANCE

Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

The scheduled Hearing was held for the owner with account #CV-0010-0172-05 for a dog barking nuisance on May 20, 2017. 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.

Phoenix Patrol was not present to discuss patrol matters. No action was required.

The Directors reviewed the proposals from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve proposal #6692 for the planting in the townhome's side at a cost of \$2,650.00, and proposal #6677 for the annual tree trimming at a cost of \$13,525.00. Cardinal was requested to inform the vendor of the Board's decision.

The Pool Committee discussed the condition of the pool furniture. Cardinal was requested to inspect the pool furniture at all three pools the second week of July and report their findings to the Board.

The Website Committee reported that they would post a notice to the website regarding the prohibition of fireworks in the community.

There was no Architectural Committee report. No action was required.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from May 23, 2017, approving the proposal from Peak Lighting to replace a broken light pole at a cost of \$4,972.93. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from May 31, 2017, approving the proposal from Aquatrends to replace the spa light fixture at a cost of \$700.00. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from June 1, 2017, approving the additional expense to replace concrete from Vinco Construction at a cost of \$2,000.00. No action was required.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the May 17, 2017 Regular Meeting, as submitted.

HEARING  
#CV-0010-0172-05  
DOG BARKING  
NUISANCE

PATROL  
MATTERS

LAS FLORES  
LANDSCAPE  
APPROVED  
PROPOSALS

POOL CMTE.

WEBSITE CMTE.

ARCH. CMTE.

MAINTENANCE  
COMMITTEE

MAINTENANCE  
COMMITTEE

MAINTENANCE  
COMMITTEE

APPROVAL OF  
MINUTES

The Directors reviewed the May 2017 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the May 2017 Financial Statement as prepared, subject to audit. Cardinal was requested to research where the surplus from last year was transferred.

FINANCIAL  
 REVIEW

Cardinal was directed to request a bid from Vinco Construction for large item trash pickups.

LARGE ITEM  
 PICKUP

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

AGING RPT.

The Directors reviewed the collection status reports from Association Lien Services. No action was required.

COLLECTION  
 STATUS RPTS.

A Motion was duly made, seconded, and unanimously carried to deny the Resolution to Record a Lien against the property of the member with APN #937-672-94. Cardinal was requested to inform the collection attorney of the Board's decision.

LIEN  
 RESOLUTION

The Directors reviewed the Lien correspondence received by the collection attorney. No action was required.

COLLECTION  
 CORRES.

The Directors tabled review of the proposals from AMS Paving, Ben's Asphalt, JB Bostick Company, and NPG Corporation for the street overlay to the next Board Meeting. Cardinal was directed to request Cal Burns from JB Bostick walk the property with Director Gollin after July 12, 2017.

STREET  
 OVERLAY  
 PROPOSALS

The Directors reviewed correspondence from the owner with account #CV-0010-0200-05 regarding a neighbor-to-neighbor issue, as well as the correspondence received from the Association's attorney. Cardinal was requested to add this item to the next agenda.

H/O CORRES.  
 #0010-0200-05  
 NEIGHBOR-TO-  
 NEIGHBOR

The Directors reviewed Personal Touch's proposal. A Motion was duly made, seconded, and unanimously carried to deny the proposal to deep clean the mailboxes. Cardinal was requested to inform the vendor of the Board's decision.

PERSONAL  
 TOUCH

The Directors reviewed Peak Lighting's proposal. A Motion was duly made, seconded, and unanimously carried to approve the proposal to replace six rusted light poles at a cost of \$22,664.93, to be charges to reserves. Cardinal was requested to inform the vendor of the Board's decision.

PEAK LIGHTING  
 APPROVED  
 PROPOSAL

The Directors reviewed Vinco Construction's proposals. A Motion was duly made, seconded, and unanimously carried to approve proposal CV #18198 for miscellaneous repairs at a cost of \$3,120.00; and proposal CV #18218 to paint the north guard shack at a cost of \$1,350.00. Cardinal was requested to inform the vendor of the Board's decision.

VINCO CONST.  
 APPROVED  
 PROPOSAL

The Directors reviewed Vinco Construction's proposals. Cardinal was

VINCO CONST.

requested to have Vinco Construction combine proposals CV #18172, CV #18182, and CV #18298 and email the new single proposal to the Board for review.

The Directors reviewed Vinco Construction's proposal. A Motion was duly made, seconded, and unanimously carried to deny proposal CV #18292 for re-stripping the carports. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0121-03 regarding parking rules. Cardinal was requested to inform the owner that the Board would wait until there was an issue with the long-term parking.

The Directors reviewed correspondence from the owner with account #CV-0010-0437-03 regarding tenting the home for termites. The owner was present. Cardinal was requested to issue a work order to have the home's interior and exterior thoroughly inspected. Cardinal was requested to add this item to the July agenda.

The Directors reviewed the correspondence from California Gate. A Motion was duly made, seconded, and unanimously carried to approve the "opt in" option for afterhours service at a cost of \$217.50 for the first hour. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed the CAI-CLAC donation request. No action was required.

The Directors reviewed the annual increase correspondence from Personal Touch. No action was required.

Cardinal was requested to contact CR&R and explain the need to revise the pickup schedule.

The Directors reviewed Cardinal's black book pages. Cardinal was requested to make the appropriate changes.

Cardinal was requested to secure a bid from Vinco Construction to clean the built up paint on all the fire sprinklers in the carports.

Cardinal was requested to secure new bids for termite treatment and an annual contract.

There being no further business, the Meeting was adjourned at 7:57 p.m. to the Executive Session.

Submitted by: Lisa Bryce, Account Manager

ATTEST:

VINCO CONST.  
DENIED  
PROPOSAL

H/O CORRES.  
#CV-0010-0121-03  
PARKING RULES

H/O CORRES.  
#CV-0010-0437-03  
TERMITES

CALIFORNIA  
GATE

CAI-CLAC

PERSONAL  
TOUCH

CR&R

BLACK BOOK  
PAGES

FIRE SPRINKLERS

TERMITE  
TREATMENT

ADJOURN

SUBMITTED

ATTEST

\_\_\_\_\_  
Jubal Leierer, 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 28, 2017, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

Draft