

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 27, 2018

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, June 27, 2018, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:32 p.m.

CALL TO  
ORDER

Directors Present: Chris Kaesviharn  
Jubal Leierer  
Jennifer Thomas

Directors Absent: Marisa Patterson

Representing Cardinal: Lisa Bryce, Account Manager  
Jessica Loyola, Assistant Account Manager

Others Present: Larry Casas  
Richard Conklin  
Jeremy Daggett  
George Gonzalez – Phoenix Patrol  
Andrew Kang  
Mayela Ramirez – Phoenix Patrol

The Board of Directors discussed reorganizing the Board. A Motion was duly made, seconded, and unanimously carried to appoint Jubal Leierer as President, Jennifer Thomas as Vice President, Chris Kaesviharn as Treasurer, and Marisa Patterson as Secretary. Cardinal was requested to change the information in the system to reflect the new positions.

REORGANIZING  
OF BOARD

Director Leierer opened Homeowner Forum.

H/O FORUM

The owner of 12655-H Glendale was present to discuss the noise nuisance caused by his neighbor, the new development of the townhomes, not being advised that his water was going to be by-passed, a pothole returning, and the irrigation by his unit. Cardinal was directed to contact Scott English Plumbing and advise them that they need to contact Cardinal when a residence would be by-passed. Cardinal was then to contact the owner and advise them of the by-pass and send the request for reimbursement to Cardinal.

12655-H  
GLENDALE

Director Thomas discussed wood repairs, termite treatment, having someone inspect the approved proposals from vendors after work has been completed, and that metal plates were missing throughout the community. Cardinal was requested to inquire about a monthly cost to have an employee of Cardinal go to Crosspointe once a month and verify that the previous month's work orders were completed, check the community for severe maintenance items, and issue a work order to have the plates replaced once Director Thomas has provided Cardinal with a picture of the metal plates.

DIRECTOR  
THOMAS

Director Kaesviharn discussed items being left in the grass on Eastbrook Way. Phoenix Patrol was requested to pick up any valuable items. Additionally, Director Kaesviharn discussed the landscape company neglecting the townhomes. No action was required.

DIRECTOR  
KAESVIHARN

As there was 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 with account #CV-0010-0382-01 for failure to trim the tree encroaching into the common area. 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 schedule another Hearing at the next Meeting, at which another fine could be imposed, and to request a legal letter to be sent to the owner requesting all fines to be paid and the tree to be trimmed.

HEARING  
#CV-0010-0382-01  
FAILURE TO  
TRIM TREE

The scheduled Hearing was held for the owner with account #CV-0010-0474-04 for not parking their vehicles in the garage. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the matter to the July 2018 Board Meeting. Cardinal was directed to advise the owner of the Hearing results, request the owner to provide a photograph of both vehicles in the garage, and schedule another Hearing at the next Meeting.

HEARING  
#CV-0010-0474-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0477-04 for not parking their vehicles in the garage. The owner was not present. A Motion was duly made, seconded, and unanimously carried to table the matter to the July 2018 Board Meeting. Cardinal was directed to advise the owner of the Hearing results, request the owner to provide a photograph of both vehicles in the garage, and schedule another Hearing at the next Meeting.

HEARING  
#CV-0010-0477-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0163-02 for the extension cord on the Association's wall. 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  
#CV-0010-0163-02  
EXTENSION  
CORD

The scheduled Hearing was held for the owner with account #CV-0010-0042-01 for the ripped screen door. The owner was 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  
#CV-0010-0042-01  
RIPPED SCREEN  
DOOR

The scheduled Hearing was held for the owner with account #CV-0010-0059-02 for miscellaneous items on the Association's fence. The owner 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 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  
#CV-0010-0059-02  
ITEMS ON  
ASSOCIATION  
FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0120-07 for the bamboo on the patio railing. 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  
#CV-0010-0120-07  
BAMBOO ON  
PATIO RAILING

The scheduled Hearing was held for the owner with account #CV-0010-0170-02 for the sign attached to the Association's wall. The owner 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 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  
CV-0010-0170-02  
SIGN ON  
ASSOCIATION  
WALL

The scheduled Hearing was held for the owner with account #CV-0010-0195-03 for the lights attached to the Association's wall. 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  
CV-0010-0195-03  
LIGHTS ON  
ASSOCIATION  
WALL

The scheduled Hearing was held for the owner with account #CV-0010-0365-02 for the step ladder on the side 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.

HEARING  
CV-0010-0365-02  
STEP LADDER ON  
PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0001-02 for parking a commercial vehicle within the community. The owner was present. A Motion was duly made, seconded, and unanimously carried to approve a parking decal be issued to the owner. Cardinal was directed to advise the owner of the Hearing results, and search prior Account Manager Sandi Gibson's email to inquire if the issue was previously resolved.

HEARING  
CV-0010-0001-02  
COMMERICAL  
VEHICLE

The scheduled Hearing was held for the owner with account #CV-0010-0131-01 for noise nuisance. The owner was 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  
CV-0010-0131-01  
NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for having unescorted guests in the community. 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.

HEARING  
CV-0010-0379-01  
UNESCORTED  
GUESTS

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for having unescorted guests in the community. 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.

HEARING  
CV-0010-0379-01  
UNESCORTED  
GUESTS

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for having unescorted guests in the community. 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

HEARING  
CV-0010-0379-01  
UNESCORTED  
GUESTS

of the Hearing results.

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for having unescorted guests in the community. 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.

Mayela Ramirez and George Gonzalez of Phoenix Patrol were present to discuss patrol issues. A Motion was duly made, seconded, and unanimously carried to approve patrolling in the south guard shack for an additional two weeks. It was agreed to have a guard at the south guard shack five times a week from 11:00 p.m. to 5:00 a.m. alternating the days. Cardinal was directed to inform the vendor of the Board's decision, and to add this item to the July 2018 Agenda.

The Directors reviewed Patio Shoppers' revised proposal. A Motion was duly made, seconded, and unanimously carried to approve Patio Shoppers' revised proposal for new pool furniture at a cost of \$3,670.32. Cardinal was requested to inform the vendor of the Board's decision.

There was no Landscape Committee report. Director Thomas advised the next walk through would be Friday, June 29, 2018. No action was required.

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

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 24, 2018, approving the proposal from CG Systems to replace the track at the south entrance gate at a cost of \$2,539.14, to be charged to reserves. 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 6, 2018, approving the proposal from Scott English Plumbing to replace the water main at 12740 Rosebrook at a cost of \$1,850.00, to be charged to reserves. 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 approve the May 23, 2018 Regular Meeting Minutes, as submitted. Director Thomas abstained. No action was required.

A Motion was duly made, seconded, and unanimously carried to accept the May 23, 2018 Annual Meeting Minutes, as submitted. No action was required.

HEARING  
CV-0010-0379-01  
UNESCORTED  
GUESTS

PATROL REPORT

POOL  
COMMITTEE

LANDSCAPE  
COMMITTEE

WEBSITE  
COMMITTEE  
ARCHITECTUAL  
COMMITTEE  
MAINTENANCE  
COMMITTEE

MAINTENANCE  
COMMITTEE

APPROVAL OF  
MINUTES

ACCEPT ANNUAL  
MEETING  
MINUTES

A Motion was duly made, seconded, and unanimously carried to approve the May 23, 2018 Executive Meeting Minutes, as submitted. Director Thomas abstained. No action was required.

APPROVAL OF  
EXECUTIVE  
MINUTES

The Directors reviewed the May 2018 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the May 2018 Financial Statement. The Directors discussed account #3130. Cardinal was requested to add this item to the July 2018 Agenda, and inquire why account #3130 was negative.

FINANCIAL  
REVIEW

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

AGING REPORT

The Directors discussed the general ledger for account #4131. No action was required.

GENERAL  
LEDGER

A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the properties of the members with APN #937-671-96, APN #937-672-88, APN #937-672-89, APN #937-672-95 and APN #937-675-22. Cardinal was requested to inform the collection attorney of the Board's decision.

LIEN  
RESOLUTIONS

The Directors tabled the review of the 2018 Draft Budget to the next Board Meeting. Cardinal was directed to email the Directors the budget Excel spreadsheet, and to add this item to the July 2018 Agenda.

DRAFT BUDGET

The Directors reviewed the legal option provided by Tinnelly Law Group regarding who was financially responsible to repair the uneven flooring at 12737 Mistybrook. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Board Meeting. Cardinal was directed to obtain bids for the repairs and once the bids were received contact the owner to verify they would like to proceed with the repairs, and to add this item to the July 2018 Agenda.

TINNELLY LAW  
GROUP  
UNEVEN  
FLOORING

A Motion was duly made, seconded, and unanimously carried to table the discussion of the security cameras to the next Board Meeting. Cardinal was directed to add this item to the July 2018 Agenda.

SECURITY  
CAMERAS

The Directors tabled review of the correspondence from Tinnelly Law Group regarding the Solar Energy System Policy to the next Board Meeting. Cardinal was requested to add this item to the July 2018 Agenda.

SOLAR ENERGY  
POLICY

The Directors tabled review of Aquatrends' proposal to install the Title 22 controllers to the community pools to the next Board Meeting. Cardinal was requested to add this item to the July 2018 Agenda, and follow up with Aquatic Facility and Blueray for their proposals.

AQUATRENDS  
PROPOSAL

The Directors reviewed correspondence from the owner with account #CV-0010-0120-07 requesting to keep the existing dog door. A Motion was duly made, seconded, and unanimously carried to deny the request to keep the existing dog door, and give the

H/O CORRES.  
#CV-0010-0120-07  
DOG DOOR

owner thirty days to replace the door. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed the proposed change to the common area rules. A Motion was duly made, seconded, and unanimously carried to approve the common area rules as drafted. Cardinal was requested to distribute the proposed rules to the membership via general notice for the thirty-day comment period as required by law and add the adoption of the common area rules to the August 2018 Agenda.

The Directors reviewed Accurate Termite and Pest Control's proposal. A Motion was duly made, seconded, and unanimously carried to approve Accurate Termite and Pest Control's proposal for the termite treatments and repairs at 7774 Ramsdale at a cost of \$2,200.00. Cardinal was requested to inform the owner and vendor of the Board's decision, and inspect the work once completed.

The Directors reviewed CPR Construction's proposals. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal #20832 for the concrete replacement at 12621 Moordale at a cost of \$778.00; proposal #20916 for the stucco repairs at 12700 Northbrook at a cost of \$741.00; proposal #20994 for the stucco repairs at 7774 Cleardale at a cost of \$1,059.00; proposal #21031 for the balcony repairs at 12655 Scottsdale at a cost of \$3,318.00. Cardinal was requested to inform the owners and vendor of the Board's decision.

The Directors reviewed FHA Review's proposal. A Motion was duly made, seconded, and unanimously carried to approve FHA Review's proposal to renew the FHA certification at a cost of \$765.00. Cardinal was requested to inform the vendor of the Board's decision.

The Directors tabled review of Royal Roof Co.'s proposal to perform roof repairs at 12635-H Briarglen to the next Board Meeting. Cardinal was requested to add this item to the July 2018 Agenda, and obtain additional bids.

The Directors reviewed correspondence from the owner with account #CV-0010-0120-07 regarding the violation he received for the installed windows. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0151-01 requesting approval to keep their items on the patio. A Motion was duly made, seconded, and unanimously carried to deny the request to leave items on the patio. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0273-04 requesting reimbursement for the increase in the water bill in the amount of \$14.00. A Motion was duly made, seconded, and unanimously carried to approve the request for reimbursement in the amount of \$14.00. Cardinal was requested to inform the

RULE CHANGE  
SHOES ON PATIO

ACCURATE  
APPROVED  
PROPOSAL

CPR  
CONSTRUCTION  
APPROVED  
PROPOSALS

FHA REVIEW

ROYAL ROOF  
PROPOSAL

H/O CORRES.  
#CV-0010-0120-07  
INSTALLED  
WINDOWS

H/O CORRES.  
#CV-0010-0151-01  
ITEMS ON PATIO

H/O CORRES.  
#CV-0010-0273-04  
WATER BILL  
REIMBURSE

owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0162-01 requesting reimbursement for the new vent line in the amount of \$79.00. A Motion was duly made, seconded, and unanimously carried to deny the request for reimbursement. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV-0010-0294-01 regarding a business license application. A Motion was duly made, seconded, and unanimously carried to approve the business license application. Cardinal was requested to inform the owner of the Board's decision.

The Directors reviewed the Cardinal Class flyer. No action was required.

The Directors discussed the recent car burglaries. No action was required.

There being no further business, the Meeting was adjourned at 8:34 p.m.

Submitted by: Jessica Loyola, Assistant Account Manager

ATTEST:

\_\_\_\_\_  
Jubal Leierer, 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 June 27, 2018, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

H/O CORRES.  
#CV-0010-0162-01  
VENT LINE  
REIMBURSE

H/O CORRES.  
#CV-0010-0294-01  
BUSINESS  
LICENSE

CARDINAL  
CLASS  
CAR  
BURGLARIES  
ADJOURN

SUBMITTED

ATTEST

CERTIFY

Draft



Draft