

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 23, 2021

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, June 23, 2021, via teleconference, meeting ID# 991-5288-7456. Director Jennifer Thomas called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Jeff Jones
Marisa Patterson
Logan Stover
Jennifer Thomas

Directors Absent: Berna Valenzuela

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM
Senior Account Manager
April Dana, Account Manager

Others Present: Michael Gorsuch
Ethan Pham
Mayela Ramirez, Phoenix Patrol
Laurie Riney
Sarah Solarez
Gaute Bo Svendsbo

The scheduled Hearing was held for the owner with account CV1010938 for unapproved modifications regarding a patio light fixture. The owner was not present. A Motion was duly made, seconded, and unanimously carried to request the owner submit an after the fact architectural application for the light fixture. It was noted the architectural application would be reviewed by the Board.

HEARING
CV1010938

The scheduled Hearing was held for the owner with account CV1011835 for the unapproved modifications regarding a patio light fixture. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARING
CV1011835

The scheduled Hearing was held for the owner with account CV1020937 for the items on the fence. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation, as the matter had been corrected.

HEARINGS
CV1020937

The scheduled Hearing was held for the owner with account CV1020937 for the installation of a pet door on the front door. The owner was not present. A Motion was duly made, seconded, and carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Director Stover abstained. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

The scheduled Hearing was held for the owner with account CV1014004 for failure to remove the lights on the fence. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Director Stover abstained. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1014004

The scheduled Hearing was held for the owner with account CV1014125 for failure to clean the rain gutters. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Director Stover abstained. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1014125

The scheduled Hearing was held for the owner with account CV1014605 for a parking violation. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Director Stover abstained. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1014605

The scheduled Hearing was held for the owner with account CV1015040 for failure to remove the charcoal barbeque. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Director Stover abstained. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARINGS
CV1015040

The scheduled Hearing was held for the owner with account CV1021710 for failure to remove the plant in the common area. The owner was not present. As the violation had not been corrected and no response had been received, a Motion was duly made, seconded, and carried to impose a \$100.00 fine in accordance with the Association's Violation and Fine Policy and schedule another Hearing. Director Stover abstained. Cardinal was directed to notify the owner of the Board's decision and schedule a Hearing for the next Meeting.

HEARING
CV1021710

President Thomas opened the Homeowner Forum.

H/O FORUM

The owner with account CV1014974 was present to advise she was against the installation of Ring doorbells.

H/O ACCOUNT
CV1014974

The owner with account CV1014614 was present to discuss the Annual Meeting results, wood repair project and proposed Ring doorbell rules.

H/O ACCOUNT
CV1014614

The owner with account CV1015011 was present to discuss proposed ramp rules and proposed Ring doorbell rules.

HO ACCOUNT
CV1015011

The owner with account CV1011026 was present to discuss proposed Ring doorbell rules.

HO ACCOUNT
CV1011026

The owner with account CV1014239 was present to discuss the matter of gate attendants, suggested spikes be installed at the south exit gate and provided his comments regarding Neighborhood Watch signs.

HO ACCOUNT
CV1014239

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

H/O FORUM
CLOSED

Mayela Ramirez of Phoenix Patrol was present to provide a report. Ms. Ramirez confirmed the gate attendants were reporting all incidents and that some of those incidents needed to be reported to the police. The Board requested retraining of one of the gate attendants that was not attentive during his shift.

PHOENIX
PATROL

The Directors reviewed the Pool Committee Report. A Motion was duly made, seconded, and unanimously carried to open the pool. Cardinal was requested to remove the current "COVID signs" and Director Jones reported the center pool/spa pump had been approved for replacement.

POOL COMM.

The Directors reviewed the proposal from Aquatrends for replacement of the pool signs. A Motion was duly made, seconded, and unanimously carried to table the proposal at this time. Cardinal was directed to request Aquatrends provide sign dimensions and photographs of the proposed signs.

POOLSIGNS

The Directors reviewed the Landscape Committee Report. It was noted Directors Stover and Thomas would attend the next landscape walk.

LANDSCAPE
COMM.

There was no report provided by the Website Committee.

WEBSITE COMM.

There was no report provided by the Architectural Committee.

ARCH. COMM.

The Directors reviewed the Maintenance Committee Report and proposals. A Motion was duly, seconded, and unanimously carried to ratify the approval of proposal 3188 from OCBS, Inc. for concrete repairs at 12671 Briarglen Loop, Unit C, at a cost of \$5,500.00.

MAINTENANCE
COMMITTEE/
REPORT

The Directors discussed skunk trapping. Cardinal was requested to add a message to the next monthly statement advising/reminding members that leaving/putting food outdoors attracts skunks, opossums, and other unwanted critters.

The Directors reviewed the Maintenance Report. No action was required.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the May 26, 2021 Regular Meeting, and May 26, 2021 Organization Meeting as presented.

APPROVAL OF
MINUTES

The Directors reviewed the May 26, 2021 Annual Meeting. The following were the results:

ANNUAL MEET.
RESULTS

Mike Montgomery	54 Votes
Logan Stover	89 Votes
Jennifer Thomas	167 Votes

Corrine Byrne, Inspector of Election, announced that Logan Stover and Jennifer Thomas were each elected to serve a two-year term on the Board of Directors.

The Resolution to apply the excess funds to the following year's budget passed. The vote was one hundred fifty-three in favor, zero opposed and four abstentions.

The Directors confirmed the monthly review of the Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the May 2021 Financial Statement as submitted, subject to audit.

FINANCIAL
REVIEW

The Directors reviewed the Aging Report. No action was required.

AGING REPORT

The Directors reviewed the signature cards. It was noted the signature cards would be signed during the next in person Meeting.

SIGNATURE
CARDS

The Directors reviewed the Project Manager Report from Ross Construction Management. A Motion was duly made, seconded, and unanimously carried to approve the installation of metal doors as follows:

PROJECT
MANAGER
UPDATE/REVIEW

- Door Type Three: Seven Water Heater Double Door Panels at cost of \$3,500.00
- Door Type Four: Four Water Heater Single Doors at a cost of \$1,760.00
- Door Type Five: Twenty-Two Water Heater Single Doors at a cost of \$9,900.00
- Door Type Six: Twenty-Six Water Heater Double Door Smooth at a cost of \$11,700.00

for a total cost of \$26,860.00 to be charged to reserves. It was noted door types one and two did not require replacement at this time. The costs were to be charged to reserves.

A Motion was duly made, seconded, and unanimously carried not to paint the irrigation boxes.

The Directors reviewed the gutter rot at 7703 Elmdale Way and determined the repair was the responsibility of the owner. Cardinal was requested to advise Ross Construction of the Board's decision.

The Directors reviewed the front door painting project. It was determined all front doors must be painted off-white in color as the painting of the front doors was included in the scope of work.

The Directors reviewed the Draft Proposed Ramp Rule change. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting Agenda.

PROPOSED RAMP
RULE CHANGE

The Directors reviewed the Draft Proposed Doorbell Camera Rule. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting Agenda.

PROPOSED DOOR-
BELL/CAMERA
RULE

The Directors reviewed the correspondence from the owner with account CV1014770 requesting parking accommodations. A Motion was duly made, seconded, and unanimously carried to table the matter to the next Meeting. Cardinal was directed to request a legal opinion from the Association's attorney and advise the owner the matter had been tabled to the next Meeting.

H/O CORRESP.
CV1014770

The Directors reviewed the proposal from Golden Bell Products, Inc. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Golden Bell Products, Inc. to treat the manholes at a cost of \$2,687.50.

GOLDEN BELL
PRODUCTS
PROPOSAL

The Directors reviewed the proposal from Shield Fire Protection. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Shield Fire Protection for the fire hydrant inspection at a cost of \$500.00.

SHIELD FIRE
PROTECTION
PROPOSAL

The Directors reviewed the proposal from PCW Contracting Services. Cardinal was directed to inquire if the deck could wait six months to be repaired. If the service providers response was no, a Motion was duly made, seconded, and unanimously carried to approve the proposal from PCW Contracting Services to complete the entry deck repairs at 7703 Lansdale Circle at a cost of \$2,235.00. The cost was to be charged to reserves. Cardinal was requested to advise the owner of the upcoming community-wide deck repair project.

DECK REPAIR
7703 LANSDALE

The Directors discussed a possible children's play area. A Motion was duly made and seconded to install signs in the greenbelt area near the gazebo on the condo side and large greenbelt on townhome side – kids play area – on a temporary basis. Two Directors were in favor and two Directors were opposed. The Motion failed. This matter was to be included on the next agenda for discussion.

CHILDRENS
PLAY AREA

A Motion was duly made, seconded, and carried to send an email blast to the membership encouraging owners to supervisor their children when playing outside, to play in the grass areas, and for safety purposes, not to play in the alleyways and streets. Director Stover was opposed.

The Directors discussed the installation of crow deterrents on the light poles. A Motion was duly made, seconded, and unanimously carried to table the discussion to the next Meeting Agenda.

CROW
DETERRENT

It was noted the gate operator proposal was pending.

GATE OPERATOR
PROPOSAL

It was noted Smoketree Clubhouse Management had been provided the exact dates for use of their clubhouse to conduct in-person Board Meetings. The matter was tabled to the next Meeting Agenda. The Directors agreed that if the Smoketree clubhouse was not available for July that the Meeting would be held via Zoom with Cardinal's office to be used as the physical location for those owners that wanted to attend in person.

BOARD
MEETINGS

The Directors reviewed the correspondence from the owner with account CV1014093 regarding a neighbor complaint. Cardinal was requested to advise the owner the information would be filed, and all future incidents needed to be reported to the police and to the management company.

H/O CORRESP.
CV1014093

The Directors reviewed the correspondence from the owner with account CV1014154 regarding a decal variance request. A Motion was duly made, seconded, and unanimously carried to approve the owner's request.

H/O CORRESP.
CV1014154

The Directors reviewed the correspondence from the owner with account CV1014501 requesting a community wide shredding event. A Motion was duly made, seconded, and unanimously carried to deny the owner's request.

H/O CORRESP.
CV1014501

The Directors reviewed the correspondence from the owner with account CV1014575 regarding a vehicle variance request. A Motion was duly made, seconded, and carried to approve the owner's request. Director Patterson was opposed.

H/O CORRESP.
CV1014575

The Directors reviewed the correspondence from the owner with account CV1014270 regarding response to a violation notice. No action was required.

H/O CORRESP.
CV1014270

The Directors reviewed the work order and site inspection reports. No action was required.

WO/SI
REPORTS

There being no further business, the Meeting was adjourned at 8:13 p.m. to Executive Session.

ADJOURN

Submitted by: Theresa Hirschman, CMCA, AMS, PCAM, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

Jennifer Thomas, 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 23, 2021, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

SECRETARY
CERTIFICATION

