

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 23, 2011

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 23, 2011 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Jim Glenn  
Jeff Gollin  
Marisa Patterson

Directors Absent: Dan Moyer

Representing Cardinal: Karen Holthe

The Homeowner Forum was opened by the President, Jeff Gollin.

H/O FORUM

A homeowner was present to request an approval on his Architectural Application to replace his air conditioning unit. His application was approved.

7770  
RAMSDALE #J

A homeowner was present to discuss a neighbor dispute which had escalated to a much higher level. As there was discussion of legal action, the matter was tabled to Executive Session.

The Homeowner Forum was closed, and the Regular Meeting was adjourned to the Executive Session at 6:40 pm.

H/O FORUM  
EXEC. SESSION

The Regular Meeting was reconvened at 7:00 pm.

REGULAR MTG

The scheduled Hearing was held for the member with account #CV-0010-0016-01 for having a satellite dish affixed to the roof. It was reported per the site inspection that the dish had been removed from the roof and relocated to a stand on the patio. Cardinal was requested to issue a work order to have the roof inspected to ensure that no damage had been done, however, if any damage was noted, Cardinal was to document and have the damage repaired and to call the owner to another Hearing to assess any costs incurred in the repair of the damage. Cardinal was requested to notify the homeowner of the Board's decision.

HEARING:  
#0010-0016-01

The Directors reviewed the correspondence from the owner with account #CV-0010-0016-01 who had requested that the Board waive the carport lock fines that had been assessed in the amount of \$350.00. A Motion was duly made, seconded and unanimously carried not to waive the fines, as the homeowners were responsible for all actions of their tenants. Cardinal was requested to notify the homeowner of the Board's decision.

FINES NOT  
WAIVED  
#0010-0016-01

The scheduled Hearing was held for the member with account #CV-0010-0157-04 for the purpose of assessing the cost of the twenty-foot light pole that his daughter backed into with the car in an accident occurring on Saturday, January 29, 2011. The owner was not present. A Motion was duly made, seconded and unanimously carried to assess the cost of the light pole repair in the amount of \$1,836.30 to the owner of account #CV-0010-0157-04.

HEARING:  
#0010-0157-04

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to affix a vehicle decal to the windshield. 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 schedule a follow-up Hearing for the next Board Meeting.

HEARING:  
#0010-0264-01

The scheduled Hearing was held for the member with account #CV-0010-0396-05 for failure to clean the oil stains in carport #749 and maintain the area on a regular basis. The homeowner was not present, but had sent correspondence that the carport had been cleaned up. It was reported per the site inspection that the carport had been cleaned up. Cardinal was requested to close the violation and notify the homeowner of the Board's decision.

HEARING:  
#0010-0396-05

The correspondence requesting that the member with account #CV-0010-0435-03 provide copies of the City of Stanton permit for the removal of a wall within the unit, and submit a Notice of Completion signed off by the City Inspector, was reviewed. It was noted that, although the member had been granted a thirty-day extension at the January 26, 2011 Board Meeting, he had not provided the requested documentation. Cardinal was requested to notify the member that he had thirty days to send in copies of both the signed City of Stanton permit, and the Notice of Completion signed off by the City Inspector, or he would be called to a Hearing and assessed a fine.

#0010-0435-03  
CITY PERMIT  
N.O.C.

George Gonzales from Phoenix Patrol distributed the monthly patrol reports. The revised night schedule for the guards was discussed, and it was decided that the new schedule would continue. It was noted that the night patrol would also check vehicle permit compliance, especially on the town home side, as it was mentioned that without a guard at the south shack, more vehicles were entering the complex illegally by following closely behind a car opening the gate with a transponder.

PHOENIX  
PATROL

The Directors discussed the purchase of an updated security monitoring system for the guard shacks. A Motion was duly made, seconded and unanimously carried to authorize President Jeff Gollin to purchase two sets of the Swann Alpha 'Defend and Deter' Security Monitoring System 4 channel DVRs and 4 Day/Night Cameras at a cost of \$259.99 for each, at a total cost of \$519.98 plus tax.

SECURITY  
SYSTEM

The Directors reviewed the proposal dated February 28, 2011 from Las Flores Landscape to remove the large Brazilian pepper tree at 12615 Briarglen Loop #A, as the roots were causing damage to the adjacent areas. A Motion was duly made,

TREE  
REMOVAL  
12615

seconded and unanimously carried to approve the proposal at a cost not to exceed \$300.00. The cost was to be charged to operating.

BRIARGLEN #A

The Directors reviewed the correspondence to Las Flores Landscape that requested the inspection of all of the sprinklers that sprayed near the utility doors, as the Board wanted to ensure no water would spray on the freshly painted doors. No action was required.

SPRINKLER  
INSPECTION

The Directors discussed the replacement of pool furniture, noting that no tables were to be purchased with glass tops. It was recommended that Director Patterson shop for the new patio tables and lounge chairs now, while the selection was the greatest.

POOL  
COMMITTEE

The Directors reviewed Director Moyer's correspondence requesting authorization to purchase three laptops. It was noted that the Board had already approved the purchase of four laptops, in anticipation of the Board being at full capacity with five Directors in the next fiscal year. Director Gollin had clarified that matter with Director Moyer, and the purchase order for the four laptops was forthcoming.

WEBSITE  
COMMITTEE  
LAPTOP  
PURCHASE

There was one architectural application for consideration by the Architectural Committee. The owner of 12621 Cleardale #G had requested approval to replace the deck at his unit. The application was approved, with the stipulation that the deck sloped away from the unit with appropriate drainage. Cardinal was also requested to contact the City of Stanton to inquire whether homeowners were allowed to alter and widen doorways or walls into archways without a city permit.

ARCH. COMM.  
12621  
CLEARDALE #G

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the February 23, 2011 Regular Meeting as written.

APPROVAL  
OF MINUTES

A Motion was duly made, seconded and unanimously carried to accept the February 2, 2011 Action Without A Meeting to approve the proposal from Aquatrends to replace the center pool heater fan at a cost of \$437.50. The cost was to be charged to operating.

AWOM:  
POOL HEATER  
FAN

A Motion was duly made, seconded and unanimously carried to accept the March 2, 2011 Action Without A Meeting to approve the proposal for the purchase of fifteen dwarf magnolia trees and to reimburse Director Jim Glenn for the purchase of those trees at a cost of \$513.68. The cost was to be charged to the operating account.

AWOM:  
MAGNOLIA  
TREES

A Motion was duly made, seconded and unanimously carried to accept the February 2011 Financial Statement, as presented, subject to audit. Cardinal was requested to research why the budget for the payment of collection fees reflected zero.

FINANCIAL  
REVIEW

The Directors discussed the delinquent resident report. Cardinal was requested to check on the status of the member with account #CV-0010-0311-02, as well as to

DELINQUENCY  
REVIEW

obtain an updated status on all accounts with the collection attorney.

A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0003-01, #CV-0010-0035-03, #CV-0010-0063-01, #CV-0010-0189-02, #CV-0010-0209-02, #CV-0010-0247-04, and #CV-0010-0279-02.

LIENS  
RECORDED

The Directors reviewed the correspondence from the homeowner with account #CV-0010-0422-02, requesting a payment plan. The discussion and decision on the payment plan details were tabled to Executive Session.

PAYMENT  
PLAN

Bill Butler and Jason Pearson from PrimeCo Painting were present to discuss the wood replacement project. The Directors stated they were revisiting the topic due to receiving a revised bid from America West Termite that was higher than expected. It was discovered that the PrimeCo revised bid was still higher, but Mr. Butler offered to re-evaluate the project and come back with the lowest bid possible. Director Glenn requested that the bid clearly state the cost per linear foot, as well as a cap on the total project cost. Cardinal was requested to contact Vinco to obtain their lowest bid price, provided it included priming all wood replaced and a cost per linear foot.

WOOD  
REPLACEMENT  
PROJECT

The review of the updated general ledger summary from Personal Touch was tabled to the April Meeting. Cardinal was requested to contact Personal Touch to obtain an updated report that included the most current invoices.

JANITORIAL  
INVOICES

The Directors reviewed the account history of the member with account #CV-0010-0475-04 and the consideration to waive the fines levied for failure to park in the garage. The Board reviewed all historical correspondence in the matter. A Motion was duly made, seconded and unanimously carried not to waive the fines assessed during the periods of time that the homeowner failed to respond to the Board's request for a garage inspection, but to waive the fines that were assessed after the homeowner had made attempts to resolve the matter by communicating with the Board and making his garage and vehicle available for inspection. Therefore, the fines would be waived for November and December of 2009, and for September, October, November, and December of 2010, a total of \$600.00 in waived fines. Cardinal was requested to notify the homeowner of the Board's decision, and that the Board considered the matter closed.

FINES  
WAIVED  
#0010-0475-04

The Directors reviewed the proposals to conduct interior repairs at 12742 Springbrook. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 5456 from Vinco Construction to conduct the interior drywall repairs at 12742 Springbrook at a cost not to exceed \$2,250.00. The cost was to be charged to operating. Cardinal was requested to notify both Vinco and Able Restoration of the Board's decision.

12742  
SPRINGBROOK  
REPAIRS

The discussion of monthly lighting maintenance proposals was tabled to the next month's Agenda. Cardinal was requested to obtain a copy of the bulb pricing list from

MONTHLY  
LIGHTING

Service 1<sup>st</sup>, and also to obtain a proposal to change the light pole at 12620 Briarglen to a pagoda light. Cardinal was also requested to issue a work order for a light that was out at the doorway leading to the carport at 7701 Elmdale.

The Directors reviewed the proposal to repair the decks at 12681 Newdale. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 5468 from Vinco Construction to repair the decks at 12681 Newdale, at a cost not to exceed \$645.00. The cost was to be charged to operating. Cardinal was requested to notify Vinco Construction of the Board's decision.

The discussion of the permanent roof repair at 7737 Ferndale Circle #L was tabled to the next Meeting to allow for time to receive a second bid for the repair. Cardinal was requested to contact Royal Roofing to obtain a bid for the repair.

A Motion was duly made, seconded and unanimously carried to add an emergency item to the Agenda. The Directors reviewed the bid from Proserv for the replacement of a leaking main line at 12610 Briarglen Loop #B. As the water had been shut off and the supply line diverted to a neighbor, the Directors felt the matter could be tabled until a competitive bid could be obtained. Cardinal was requested to obtain an additional bid for the repair of the main line and forward it to the Board for consideration.

The Directors reviewed the correspondence from the owner of account #CV-0010-0024-03 stating he would remove the non-compliant rain gutter on the roof when the wood replacement project was taking place on his building, as the wood behind the gutters was in need of care. The Board agreed with the homeowner, and requested that Cardinal send the homeowner a letter, requesting he notify them when his building was noticed for the wood replacement and painting project, and then Cardinal would notify the wood replacement vendor to remove the gutter when the fascia was being replaced.

The Directors reviewed the correspondence from the owner of account #CV-0010-0087-01 requesting the removal of the tree stump at 12640 Briarglen Loop #C. Cardinal was requested to notify the homeowner that the stump was not going to be removed, as the roots were no longer growing and posed no threat to the adjacent areas.

The Directors reviewed the correspondence between the neighbors with accounts #CV-0010-0236-03 and #CV-0010-0237-05 with regard to excessive noise issues. Cardinal was requested to notify the owner of account #CV-0010-0236-03 that this was a neighbor-to-neighbor issue, and the best course of action for the future was to contact the police when there was excessive noise disturbance. Cardinal was also requested to respond to the owner of account #CV-0010-0237-05 to thank them for their correspondence, that the issue had become a neighbor-to-neighbor issue and that the neighbor had been requested to direct any future noise disturbances to the police.

SERVICE

12681 NEWDALE  
DECKS  
REPAIRED

7737  
FERNDALE-#L  
ROOF REPAIR

12610  
BRIARGLEN #B  
MAIN LINE  
LEAK

H/O CORRES.  
#0010-0024-03  
RAIN GUTTER

H/O CORRES.  
#0010-0087-01

H/O CORRES.  
#0010-0236-03  
#0010-0237-05

The Directors reviewed the correspondence from the owner of account #CV-0010-0136-03 requesting that the Association send someone to check on the unit below, as it was suspected that unauthorized construction had taken place once again. Cardinal was requested to contact the City of Stanton Code Enforcement Division to request an inspection of 12671 Briarglen Loop, Unit I, to determine if the property was in violation of any building code or fire code

12671  
BRIARGLEN #I  
INSPECTION

It was noted an Executive Session was held following the February 2011 Regular Meeting to review and discuss legal issues and delinquency matters.

EXECUTIVE  
SESSION

There being no further business, the Meeting was adjourned to Executive Session at 8:48 p.m. to review legal and delinquency matters.

ADJOURN

Submitted by: Karen Holthe, 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 March 23, 2011 as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date