

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MARCH 27, 2013

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 27, 2013 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:30 p.m.

CALL TO  
ORDER

Directors Present: Jeff Gollin  
Jubal Leierer  
Marisa Patterson

Directors Absent: None

Representing Cardinal: Karen Holthe, CMCA, CCAM, AMS

Others Present: Brad Constant  
George Gonzales, Phoenix Patrol  
Robert Nunez  
Victor Ramirez, Phoenix Patrol  
Michael Thompson

It was noted an Executive Session was held following the February 27, 2013 Regular Meeting to approve the January 23, 2013 Executive Session Minutes, hold a non-compliance Hearing, and review and discuss delinquency matters.

EXECUTIVE  
SESSION

President Jeff Gollin opened the Homeowner Forum.

H/O FORUM

An owner was present to report problems with a neighbor. The Directors advised the owner that he needed to pursue the matter in court and suggested the owner install a camera in his window to catch the neighbor during the commission of the act, as there was no solid evidence that the Board could take action on.

OWNER  
CONCERNS

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

H/O FORUM  
CLOSED

The tabled Hearing for the owner of account #CV-0010-0331-02 to assess the costs to repair the damage caused when the owner's icemaker water supply line leaked, and re-scheduled on the March 27, 2013 Executive Session Agenda, was moved to the Regular Meeting at the owner's request, who was present to discuss the matter. The Directors reviewed the information provided by the Association's contractor and the owner. A Motion was duly made, seconded and unanimously carried to access the owner one-half of the \$180.00 plumbing repair invoice, \$95.00, and \$475.00 for the water damage repairs. Cardinal was directed to assess the owner's account and advise the owner in writing of the Hearing results.

HEARING  
#0010-0331-02  
LEAK DAMAGE  
ASSESSMENT

The scheduled Hearing was held for the member with account #CV-0010-0346-06 for failure to install locks on the storage doors in carport #733. The owner's representative was not present. As the violation had not been corrected, a Motion was

HEARING  
#0010-0346-06  
LOCKS ON

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 which a fine could be imposed.

The scheduled Hearing was held for account #CV-0010-0339-02 for failure to repair and paint the siding after removal of the satellite dish. The owner was not present. The Directors reviewed the owner's response. As the repair had been completed and the siding was painted, but with the wrong color, a Motion was duly made, to grant the owner thirty days to correct the violation. Cardinal was directed to advise the owner of the Hearing results and if the paint was not corrected, another Hearing would be scheduled at which fines could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to clean and maintain the patio 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 Board's decision and if the patio area was not maintained another Hearing would be scheduled at which fines could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0351-02 for failure to remove the inappropriate car cover. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

The scheduled Hearing was held for the owner of account #CV-0010-0477-04 for failure to keep their dog on a leash. 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 Board's decision and if the incident was to happen again another Hearing would be scheduled at which a fine could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0056-02 for failure to trim overgrown plant material in the patio area. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

The scheduled Hearing was held for the owner of account #CV-0010-0106-01 for failure to trim the overgrown plant material in the patio area. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a fine of \$50.00 for non-compliance in Accordance with the Association's Violation and Fine Policy. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at which fines could be imposed.

STORAGE.

HEARING  
#0010-0339-02  
SIDING  
REPAIR

HEARING  
#0010-0382-01  
PATIO  
MAINT.

HEARING  
#0010-00351-02  
UNAPPROVED  
CAR COVER

HEARING  
#0010-0477-04  
PET WITHOUT  
LEASH

HEARING  
#0010-0056-02  
OVERGROWN  
PLANT  
MATERIAL

HEARING  
#0010-0106-01  
OVERGROWN  
PLANT  
MATERIAL

The scheduled Hearing was held for the owner of account #CV-0010-0158-02 for failure to trim overgrown plant material in the patio area. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

HEARING  
#0010-0158-02  
OVERGROWN  
PLANT  
MATERIAL

The scheduled Hearing was held for the owner of account #CV-0010-0355-03 for failure to trim overgrown plant material in the patio area. The owner was not present. As the violation had been corrected, a Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was directed to close the violation and advise the owner of the Hearing results.

HEARING  
#0010-0355-03  
OVERGROWN  
PLANT  
MATERIAL

The representatives from Phoenix Patrol were present to discuss the patrol reports and correspondence. The Directors thanked Phoenix Patrol for apprehending a alleged bicycle thief. There was discussion regarding guest passes and options, such as imposing a fee for a guest pass. It was noted that not all residents obtained parking decals, it was suggested that residents be issued monthly hang tags. It was suggested that the Directors relax on the resident decal rules. Cardinal was requested to add the item of Guest Passes to the next Agenda. There was discussion regarding the notification of illegal downloads, Phoenix Patrol assured the Directors that it would never reoccur. Cardinal was directed to issue a work order to have the pedestrian entry gate at the south entrance repaired as it was not closing properly.

PHOENIX  
PATROL  
GUEST  
PASSES

The Directors tabled the review of the post orders to the next Meeting.

POST ORDERS

The Directors discussed and denied the proposals from Las Flores Landscape for the application of tanglefoot bird repellent on the North wall. Cardinal was directed to advise Las Flores Landscape of the Board's decision.

LAS FLORES  
BIRD  
REPELLANT

A Motion was duly made, seconded and unanimously carried to approve the proposal from Las Flores Landscape to install a root barrier at 12700 Newbrook at a total cost of \$964.00. The cost was to be charged to operating. Cardinal was directed to advise Las Flores Landscape and the homeowner of the Board's decision.

12700  
NEWBROOK  
ROOT  
BARRIER

Cardinal was directed to issue a work order to Las Flores Landscape to inspect and repair if necessary the irrigation at 7717 Mistybrook and around the South pool.

IRRIGATION

Cardinal advised that Las Flores Landscape had instructed them to have Vinco Construction repair the roof damages caused during the tree removal and forward the invoice to Las Flores Landscape. A work order was issued to Vinco Construction with the directive from Las Flores Landscape.

W/O VINCO  
CONSTRT.  
ROOF DAMAGE

The invoice from the janitorial company was reviewed. Cardinal was directed to ask the janitorial company why the Association was charged for eighteen rolls of toilet paper when the capacity was only for twelve rolls.

POOL COMM  
JANITORIAL  
INVOICE

Cardinal was directed to issue a work order to Aquatrends Commercial Pool Service to apply “duck off” again.

AQUATRENDS  
WORK ORDER

Director Gollin gave an update on the website and advised he was adding google ad-sense to the website to encourage clicking.

WEBSITE  
COMMITTEE

There was discussion on the installation of satellite dishes. It was suggested that Cardinal provided copies of Satellite Rules to the gate attendants to be provided to all satellite dish installers. It was suggested that satellite dishes be installed at the highest point, and to require a deposit for all satellite dish installations to be returned when the owner/resident moved out and the dish was removed. Cardinal was directed to request the cost to remove a satellite dish from both Dish TV and Direct TV. Cardinal was also directed to include discussion of Satellite Dishes on the April Meeting agenda.

ARCH COMM  
SATELLITE  
DISHES

A Motion was duly made, seconded and unanimously carried to ratify the Maintenance Committee’s approval of the proposal from Proserv to repair the main line leak at 12610-F Briarglen Loop at a total cost of \$1,176.00. The costs were to be charged to operating.

MAINT. CMTE.  
RATIFICATIONS

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the February 27, 2013 Regular Meeting as written.

**DRAFT**

APPROVAL  
OF REG MIN.

A Motion was duly made, seconded and unanimously carried to accept the February 2013 Financial Statement, with the stipulation the tree trimming charged to operating was re-allocated to reserves, subject to audit.

FINANCIAL  
REVIEW

The Directors discussed the delinquent assessment report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0314-01/APN #937-67-549, and #CV-0010-0341-01/APN #937-67-356.

DEL. RPRT.  
LIENS  
AUTHORIZED

The Directors reviewed the water usage and expense report. No action was required.

WATER  
USAGE

The Directors reviewed the collection account credits. No action was required.

COLLECTION  
ACCT. CREDITS

Cardinal reported the seal coating would be completed on May 7, 2013. Cardinal was directed to instruct Ben’s Asphalt to post ‘No Parking’ signs the last week of April.

ASPHALT  
PROJECT &  
SLURRY SEAL

It was noted that Directors Gollin and Leierer and Karen Holthe of Cardinal met with the Stanton City Manager, James Box, the Community Development Director, Omar Dadabhoy, and the Chief of Police prior to the Board Meeting and discussed matters of community safety, the response times of the Sheriff’s Department, and the financial stability of the City of Stanton. The crime in the community was reported to

MEETING  
WITH  
CITY OF  
STANTON  
OFFICIALS

be lower and the Chief of Police offered to attend a future Board Meeting to speak to residents. It was reported that negotiations were in place to add new businesses to the unleased properties adjacent to the community and the Director of Development was requested to request that the landowner to turn on the street lights along the wall adjacent to Crosspointe. The increase of the wall height was discussed and Mr. Dadabhoy suggested the Association submit the plans for the wall to his office for review and consideration. The officials were also requested to contact the appropriate officials to adjust the timing of the community's nearby traffic signals.

The Directors reviewed the report from Vinco Construction regarding a water heater leak at 7720 Riverdale, and the response that the homeowner had confirmed that the matter had been completely resolved. No action was required.

The Directors reviewed the correspondence from the owner of 7774 Cleardale and the correspondence from Vinco Construction regarding the entry deck. The Directors reviewed the proposals from Vinco Construction and CPR Construction for entry deck repairs at 7774 Cleardale. It was noted that Professional Services Construction had declined to bid. A Motion was duly made, seconded and unanimously carried to approve the proposal from Vinco Construction at a total cost of \$1,795.00. The cost was to be charged to operating. Cardinal was directed to advise both bidders and the owner of the Board's decision.

The Directors reviewed the proposals from CPR Construction, PCW Contracting Services, and Vinco Construction for the repair of carport ceiling drywall at 7731 Moordale. It was noted that Professional Services Construction had declined to bid. The owner of 7731 Moordale provided the Directors with a copy of another proposal from Vinco Construction that was \$200.00 less than the original proposal. A Motion was duly made, seconded and unanimously carried to approve proposal MISC 9460 from Vinco Construction at a total cost of \$475.00. The cost was to be charged to operating. Cardinal was directed to advise all bidders of the Board's decision. Cardinal was also directed to invite Vinco Construction to the April Meeting to discuss the cost difference on proposals CV 9148 and MISC 9460.

The Directors reviewed the correspondence from the owners of account #CV-0010-0216-01, #CV-0010-0217-02, and #CV-0010-0209-02 regarding a neighbor complaint. As this issue was addressed in Homeowner Forum, no further action was required.

The Directors reviewed the flyer from Cardinal regarding the April 23, 2013 Board Education Course. No action was required.

There being no further business, the Meeting was adjourned to the Executive Session at 7:48 p.m.

Submitted by: Karen Holthe, Senior Account Manager

MEETING  
WITH  
CITY OF  
STANTON  
OFFICIALS  
CONTINUED

7720  
RIVERDALE #C  
VINCO

7774  
CLEARDALE  
ENTRY  
DECK

7731  
MOORDALE  
CARPORT 726  
REPAIR

H/O CORRES  
#0010-0216-01,  
#0010-0217-02, &  
#0010-0209-02

CPM BOARD  
COURSE

ADJOURN TO  
EXEC. SESS.

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 27, 2013 as approved by the Board Members in attendance of the Meeting.

**DRAFT**

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

\_\_\_\_\_  
Date