

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 25, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, March 25, 2015, at the Smoketree Clubhouse. President Gollin called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin
Bill Harkness
Jubal Leierer
Marisa Patterson

Directors Absent: Richard Eagan

Representing Cardinal: Karen Holthe, CMCA, AMS
Elizabeth Marete, Assistant Account Manager

Others Present: Brad Constant
Jim Glenn
George Gonzales, Phoenix Patrol
Jeff Jones
Jennifer Kaesviharn
Linda Lucienne
Mayela Ramirez, Phoenix Patrol
David Stone
Jennifer Thomas
Ven Vo

Director Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 12700 Northbrook was present to enquire the status of tree root work order he had previously reported and to request whose responsibility it was to repair the garage doors as his garage door was squeaking. Additionally, he congratulated the Board on maintaining a budget that had a surplus. The Board informed the owner that the garage doors were homeowner's responsibility and advised the owner to install silicon to quiet the garage door. Cardinal reported that a work order had been issued to inspect the tree roots. Cardinal was requested to obtain proposals for garage door hardware replacement with options for multiple owners to purchase.

12700
NORTHBROOK –
DIVERS
REQUESTS

The owners of 7729 Eastbrook were present to express their concern regarding the noise coming from their neighboring units. They reported that their neighbors held a loud party causing a noise nuisance and discomfort. Additionally, the owners reported termite activity between the front door and the fence. The Board explained the violation policy and requested that they contact the Sheriff's department and the patrol for each and every incident. Cardinal was requested to issue violations to the owners of 7727 and 7731 Eastbrook for causing a noise nuisance as it had been verified by a patrol report. Cardinal was also requested to inform the owner of the Board's decision.

7729
EASTBROOK-
NOISE
NUISANCE

Jennifer Thomas was present to report that the Black Cadillac parked at carport #848 had a vehicle with expired registrations and seemed stored. Additionally she expressed her concerns regarding the tenants of 12682 Ferndale. Cardinal was requested to schedule the owner for a Hearing at the next Board's Meeting.

J. THOMAS –
SEVERAL
CONCERNS

The owner of 12701 Northbrook was present to report that he had observed a neighbor not picking after a dog in the early morning. The Board requested him to report this incident to CPM with specifics.

12701
NORTHBROOK

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to remove weeds from the patio. 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 and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING
#0010-0382-01
WEEDS IN
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0158-02 for failure to trim the overgrown patio plants. The owner was not present but had sent correspondence to state the violation had been corrected. As it was confirmed per a site inspection that the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was requested to inform the owner of the Hearing results.

HEARING
#0010-0158-02
OVERGROWN
PATIO PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0110-01 for failure to remove stored items in the carport #850. The owners was not present but had sent correspondence to state the violation had been corrected. As it was confirmed per a site inspection that the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was requested to inform the owner of the Hearing results.

HEARING
#0010-0110-01
STORAGE IN
CARPORT AREA

The scheduled Hearing was held for the owner of account #CV-0010-0194-02 for failure to remove stored items and to maintain the patio area. 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, at which another fine could be imposed.

HEARING
#0010-0194-02
STORED ITEMS

The scheduled Hearing was held for the owner of account #CV-0010-0197-01 for failure to remove the weeds and dead leaves from the patio area. The owner was not present. As it was confirmed per a site inspection that the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation. Cardinal was requested to inform the owner of the Hearing results.

HEARING
#0010-0197-01
WEEDS AND
DEAD LEAVES IN
PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0266-02 for failure to remove oil stains and residue from carport #866. The owner was not present. As it was confirmed per a site inspection that the violation had been corrected, a Motion was duly

HEARING
#0010-0266-02
OIL STAINS

made, seconded, and unanimously carried to close the violation. Cardinal was requested to inform the owner of the Hearing results.

The scheduled Hearing was held for the owner of account #CV-0010-0159-02 for failure to trim the banana plant. 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, at which another fine could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0414-04 to assess the cost of a plumbing service call at the unit. The owner was present to dispute the cost of the plumbing service call caused by a leaking toilet. She stated that the toilet was improperly set during the repairs that were performed by the Association's vendor. Additionally, she provided documents for the toilet repairs and floor repairs performed in her unit due to the toilet leak and requested a refund for the repairs as well as for the pet boarding. A Motion was duly made and failed for lack of a second to waive the cost of the plumbing service call at the total cost of \$95.00. A Motion was duly made and failed for lack of a second to not assess the owner the cost of the plumbing service call at the total cost of \$95.00 and to approve the reimbursement request to pay the total repairs as well as the pet boarding at a total of \$2,755.02. A Motion was duly made, seconded, and unanimously carried to reimburse the owner 50% of the total expenses incurred in the total amount of \$1,377.51. Cardinal was requested to prepare the reimbursement. Cardinal was also requested to follow up with CPR to inquire how much they would be liable for as they had performed the initial repairs. Cardinal was also requested to the owner the copies of the invoices for the initial repairs.

Mayela Ramirez and George Gonzales from Phoenix Patrol were present to discuss patrol matters. They reported that the fob keys were not programmed correctly as the gate attendant's fobs were not function at all times. They also reported that one of the units had been receiving unsupervised guests. Phoenix Patrol clarified the fact that there were gate attendants patrolling the complex at random times even between 2:00 a.m. and 6:00 a.m. They additionally reported that the pylon at the south gate was on the ground and needed to be fixed. The Board requested Phoenix Patrol to clean up the areas around the guard shack. Cardinal was requested to respond to the daily activity reports (DAR). Cardinal was also requested to contact the Sheriffs Department regarding the ongoing suspicious activity. There was discussion for a possible rule change forbidding loitering in the carport areas. Additionally, Cardinal was requested to include the rule change proposal on the next agenda.

The Directors reviewed a proposal from Las Flores Landscape to install plants at 7711 Rockybrook. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Las Flores Landscape to install plants at 7711 Rockybrook at the total cost of \$200.00. Cardinal was requested to inform the vendor of the Board's decision. Cardinal was requested to invite Joe Hamby of Las Flores Landscape to discuss the turf replacement project. Cardinal was requested to inform Mr. Hamby that the Board would like to review the ideal solution, the modest solution, and the cost saving to Association solution regarding

CARPORT AREA

HEARING
#0010-0159-02
OVERGROWN
BANANA PLANT

HEARING
#0010-0414-04
ASSESS
PLUMB. COST

PHOENIX
PATROL
REPORT

LANDSCAPE
COMMITTEE

the project and to provide an exact colored map of the areas to undergo the turf replacement. Cardinal was requested to post the maps on the website and bulletin boards upon receipt, so the members could see what was planned, and to add the matter to the next agenda.

There were no reports from the Pool or Architectural Committees.

The Website Committee requested Cardinal to provide copies of the draft minutes more promptly. Additionally Cardinal was requested to provide copies of all revised documents showing the updated address changes.

A Motion was duly made, seconded, and unanimously carried to approve the proposals from Vinco Construction as follows; proposal #28730 to perform repairs at 7778 Glendale and 7730 Briarglen #D at the total cost of \$895.00 and proposal #28618 to perform divers repairs at numerous address at a total cost of \$595.00. Cardinal was requested to forward the signed proposals to the vendors for their records.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the February 25, 2015, Regular Meeting as presented.

The Directors reviewed the February 2015 Financials. A Motion was duly made, seconded, and unanimously carried to accept the Financials as prepared, subject to audit.

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

The Directors reviewed the ALS status reports. No action was required.

A Motion was duly made, seconded, and unanimously carried to authorize the liens for the following accounts #CV-0010-0003-01-APN #937-67-351; #CV-0010-0102-06-APN #937-67-51; #CV-0010-0298-03-APN #937-67-117 and #CV-0010-0467-01-APN #937-67-527 per the Associations collections policy.

The Board reviewed a proposal from M-Vision to replace several signs within the Association. A Motion was duly made, seconded, and unanimously carried to approve the proposal from M-Vision to replace several signs within the Association at the total cost of \$444.25. Cardinal was requested to inform the vendor of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to ratify the fidelity insurance renewal proposal provided by CID Insurance Programs at the total cost of \$1720.00. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed correspondence from Cardinal informing them of the next Board education class. No action was taken.

The Directors reviewed correspondence from the owner with account #CV-0010-0386-06 requesting to remove parking decals that were previously issued to his tenants from his account without cost. A Motion was duly made, seconded, and unanimously carried to

COMMITTEES

WEBSITE
COMMITTEE

MAINTENANCE
COMMITTEE

APPROVAL OF
REG MINUTES

FINANCIAL
REVIEW

AGING RPT.

ALS REPORT

LIEN
APPROVALS

M-VISION
PROPOSAL

INSURANCE
RENEWAL

CPM CORR.

H/O CORRES.
#0010-0386-06
DECALS

deny the request to have the decals removed at no cost as it was the owner's responsibility to return them as instructed on the decal application forms. Cardinal was requested to inform the owner of the Board's decision

CANCELLED

The Directors reviewed correspondence from the owner with account #CV-0010-0435-03 requesting to waive a late fine fee. A Motion was duly made, seconded, and unanimously carried to deny the request to waive the late fine fee in the amount of \$10.00. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0435-03
WAIVE FINE

The Directors reviewed correspondence from the owner with account #CV-0010-0360-03 requesting to waive a late fine fee and interest charges. A Motion was duly made, seconded, and unanimously carried to deny the request to waive the late fine fee and interest charges in the amount of \$11.81. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0360-03
WAIVE FINE &
INT. CHARGES

The Directors reviewed correspondence from the owner with account #CV-0010-0031-06 requesting to waive a late fine fee and interest charges. A Motion was duly made, seconded, and unanimously carried to deny the request to waive the late fine fee and interest charges in the amount of \$11.81. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0031-06
WAIVE FINE &
INT. CHARGES

The Directors reviewed correspondence from the owner with account #CV-0010-0270-03 requesting to be reimbursed for a parking decal that was charged to the previous owner. A Motion was duly made, seconded, and unanimously carried to deny the request to reimburse the parking decal as it was the owner's responsibility to make sure that all items were returned during the close of escrow. Cardinal was requested to inform the owner of the Board's decision

H/O CORRES.
#0010-0270-03
PKG DECALS

The Directors reviewed the correspondence from the owner with account #CV-0010-0100-02 requesting the extension of a handrail in the common area by the outdoor steps leading to the unit. Cardinal was requested to inform the owner that an Architectural Application was required to be completed and submitted for the requested improvement, that any proposed handrail would need to match the handrails in other areas of the community, the owner would need to provide the vendors information to the Association as well as obtain all city required permits for the extension and that any installation, and if approved, would need to be conducted at the owner's expense.

H/O CORRES.
#0010-0100-02
HANDRAIL

The Directors reviewed correspondence from the owner with account #CV-0010-0288-04 expressing carport security concerns. Cardinal was requested to respond to the owner and inform him that the statement regarding the gate attendant's patrol hours is incorrect as they patrolled the Association at random times between the hours 2:00 a.m. and 6:00 a.m. Additionally, Cardinal was requested to inform the owner that the Association had surveillance cameras at the entrance and exit gates and it was cost prohibitive to install surveillance cameras along the carports for now.

H/O CORRES.
#0010-0288-04
CARPORT
CONCERNS

The Directors reviewed correspondence from the resident with account #CV-0010-

H/O CORRES.

0255-02 expressing concerns regarding their neighbor's tenant. Cardinal was requested to inform the concerned resident that they should contact Phoenix Patrol when the reported incidents are happening. Additionally, they should report the drug suspicions incidents to the Sheriff's department at the moment they are happening.

#0010-0255-02
NEIGHBOR
CONCERNS

The proposal from Tinnely Law Group was tabled to the next meeting. Cardinal was requested to inform the vendor of the Board's decision.

TINNELLY LAW
PROPOSAL

The Directors reviewed proposals from Able Restoration, CPR Construction, and Vinco Construction to complete the repairs at 7720 Elmdale #A. A Motion was duly made, seconded, and unanimously carried to approve the proposal from CPR Construction to complete the repairs at 7720 Elmdale at the total cost of \$1,362.00. Cardinal was requested to inform the owner and the vendors of the Board's decision. Additionally, Cardinal was requested to schedule a Hearing for the owner of 7720 Elmdale #B at the next Meeting to assess the costs of the total repairs as the damages were caused by her leaking air conditioning unit.

BUILD BACK
REPAIRS - 7720
ELMDALE

There being no further business, the Meeting was adjourned at 8:20 p.m.

ADJOURN

Submitted by: Elizabeth Marete, Assistant Account Manager

SUBMITTED

ATTEST:

ATTEST

Jubal Leierer, Vice 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 25, 2015, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date