

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 22, 2013

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, May 22, 2013 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:42 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: Lee Barbour  
Raul Betancourt  
Imogene Neisler  
Mayela Ramirez, Phoenix Patrol

It was noted an Executive Session was held following the April 24, 2013 Regular Meeting to approve the March 27, 2013 Executive Session Minutes, hold a non-compliance Hearing, and review and discuss delinquency matters.

EXECUTIVE  
SESSION

Director Gollin opened Homeowner Forum

H/O FORUM

The owner of 7737 Ferndale Unit D was present to discuss a commercial oversized vehicle. The Directors requested the owner send a request with pictures of the vehicle to Cardinal. The owner's request would then be included on the next agenda for Board review and approval.

7737  
FERNDALE  
UNIT D

The owner of 7723 Meadowbrook Way asked about the ducks in the pool. The Board advised that the "Duck Off" that was used did not always work.

7723  
MEADOWBRK

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

H/O FORUM  
CLOSED

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 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.

HEARING  
#0010-0346-06  
LOCKS ON  
STORAGE

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. As the violation had been corrected, a Motion was duly made, seconded and

HEARING  
#0010-0106-01  
OVERGROWN

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-0010-0112-01 for failure to repair or replace the window screen. The owner was not present. As there was still one small hole in the window screen, a Motion was duly made, seconded and unanimously carried to not impose a fine at this time and grant the owner thirty days to complete the repair. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at which fines could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0477-04 for failure to pick up after their dog. 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 inform them if the violation was reported again another Hearing would be scheduled.

The scheduled Hearing was held for the owner of account #CV-0010-0477-04 for failure to have their dog on a leash when in the common 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 \$100.00 fine in accordance with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results and inform them if the violation was reported again another Hearing would be scheduled.

The scheduled Hearing was held for the owner of account #CV-0010-0299-02 for riding skateboards within the community. 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 inform them if the violation was reported again another Hearing would be scheduled.

The scheduled Hearing was held for the owner of account #CV-0010-0299-02 for riding scooters and bicycles within the community without wearing helmets. The owner was not present. The Directors reviewed the owner's response. 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 inform them if the violation was reported again another Hearing would be scheduled.

The scheduled Hearing was held for the owner of account #CV-0010-0036-01 for the residents of unit climbing over the Association's fences and walls. The owner was not present. The Directors reviewed the response from the owner's property manager. A Motion was duly made, seconded and unanimously carried to not impose a fine at this time, as the tenants were being evicted. Cardinal was directed to advise the owner that if the tenant did not vacate the unit a fine would be imposed and that

PLANT  
MATERIAL

HEARING  
#0010-0112-01  
WINDOW  
SCREEN  
REPAIR

HEARINGS  
#0010-0477-04  
PET  
VIOLATIONS

HEARINGS  
#0010-0299-02  
COMMON  
AREA  
ABUSE  
SKATEBOARD  
USE, AND  
RIDING  
SCOOTERS &  
BICYCLES W/O  
A HELMET

HEARING  
#0010-0036-01  
CLIMBING  
OVER  
WALLS &  
FENCES

both Cardinal and Phoenix Patrol needed to be notified when the tenant moved out.

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to remove the weeds in 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 which a fine could be imposed.

HEARING  
#0010-0382-01  
WEEDS IN  
PATIO AREA

The scheduled Hearing was held for the owner of account #CV-0010-0083-04 for failure to remove the white paint splattered on the side window. 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  
#0010-0083-04  
PAINT  
SPLATTER  
ON WINDOW

The representative from Phoenix Patrol was present to discuss the patrol reports and correspondence. The Directors requested that Phoenix Patrol ensure all items discussed at the Board Meetings were communicated to all gate attendants.

PHOENIX  
PATROL

The possible rule revision regarding citation warnings was discussed.

CITATIONS

The Directors requested that Phoenix Patrol advise each guest of the guest pass rules and that the guest pass must be displayed on the dashboard of their vehicle at all times.

GUEST  
PARKING  
PASSES

Cardinal was directed to send a letter to Vernon McCoy advising he needed to put in writing that his son no longer was allowed access to the community, as verbal communication was not acceptable.

GUEST  
ACCESS

The Directors reviewed the Parking Decal Requirement change. No action was required.

PARKING  
DECAL REQ.

The Directors reviewed the internet service copyright alerts. No action was required.

INTERNET  
SERVICE

The Directors reviewed the correspondence sent to the owner of account #CV-0010-0314-01 regarding the owner's failure to park vehicles in the garage. Cardinal was directed to schedule a Hearing if the owners had not responded by May 30, 2013.

VIOLATION  
#0010-0314-01  
PARKING IN

The Directors discussed the Magic Lamp Community's, the mobile home community that neighbored the Association, issues with the wall between their community and the Association. As the requested proposal and recommendations from Las Flores Landscape were not available, this item was tabled to the next Meeting. Cardinal was directed to contact the City of Stanton to inquire who owned the wall.

MAGIC LAMP  
COMMUNITY  
WALL  
ISSUES

Cardinal was directed to issue a work order to have the toilet unclogged in the women's restroom at the south pool.

POOL COMM  
WORK ORDER

Cardinal was directed to issue a work order to have the termite damage on the women's restroom door jam repaired at the north pool.

WORK ORDER  
POOL

Cardinal was directed to obtain proposals to repair three pool chairs and one lounge chair. It was noted that the items were currently being stored in the pool equipment rooms.

FURNITURE

The Directors reviewed the correspondence regarding Google Ad Sense. No action was required.

GOOGLE AD  
SENSE

The Directors reviewed the correspondence to all satellite dish installers regarding installation of satellite dishes. No action was required.

SATELLITE  
DISH  
GUIDELINES

The Directors reviewed the Satellite Dish Removal Request form. No action was required.

AND  
REMOVALS

A Motion was duly made, seconded and unanimously carried to ratify the Maintenance Committee's approval of the following proposals: 1. The proposal from Proserv to repair the main line leak at 7720 Riverdale Circle Unit I at a total cost of \$734.70; 2. The proposal from Proserv to repair the main line leak at 7737 Ferndale Circle Unit F at a total cost of \$882.00; 3. The proposal from Proserv to repair the main line leak at 12653 Scottsdale Circle at a total cost of \$440.70; and, 4. The proposal from Proserv to repair the main line leak at 7726 Meadowbrook Way at a total cost of \$727.36. 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 April 24, 2013 Regular Meeting as written.

APPROVAL  
OF REG MIN.

A Motion was duly made, seconded and unanimously carried to accept the April 2013 Financial Statement, 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-0010-0016-01/APN #937-67-180 and, #CV-0010-0116-07/APN #937-67-226.

DEL. RPRT.  
LIENS  
AUTHORIZED

As the completed 2014 reserve study had not been received, this item was tabled to the next Meeting. Cardinal was directed to follow up with the vendor to obtain the completed reserve study.

2014 RESERVE  
STUDY

The Directors determined there were still outstanding items that needed to be addressed on the asphalt project. Cardinal was directed to withhold final payment to Ben's Asphalt until all outstanding items had been remedied.

ASPHALT  
PROJECT &  
SLURRY SEAL

The Directors reviewed the janitorial supply audit. No action was required.

Review of the assessment on the interior repairs at 7720 Riverdale Circle Unit C was tabled, as the assessment had not been received from Vinco Construction. Cardinal was directed to follow up with Vinco Construction to obtain their assessment for Board review.

The Directors discussed records retention. A Motion was duly made, seconded and unanimously carried to have Cardinal obtain proposals to destroy all construction defect lawsuit records currently held in the Association's storage facility. Cardinal was also directed to verify the size of the storage unit prior to obtaining the proposals.

The Directors reviewed the correspondence from the owner of account #CV-0010-0239-04 requesting the Association reimburse the owner for excess water usage due to a main line leak. A Motion was duly made, seconded and unanimously carried to approve reimbursement in the amount of \$191.12. Cardinal was requested to inform the homeowner of the Board's decision and issue a check for reimbursement.

The Directors reviewed the correspondence from the owner of account #CV-0010-0492-01 regarding responsibility to maintain air conditioning entry lines. Cardinal advised the matter had already been addressed. Therefore, no action was required.

The Directors reviewed the request from the owner of account #CV-0010-0352-01 for reimbursement of the \$179.00 tow charges. A Motion was duly made, seconded and unanimously carried to deny the owner's request, as letters had been sent by US Mail advising where it was permissible to park during the slurry project. Cardinal was directed to advise the owner of the Board's decision.

There being no further business, the Meeting was adjourned to the Executive Session at 7:29 p.m.

Submitted by: Karen Holthe, Senior Account Manager

ATTEST:

\_\_\_\_\_  
Jeff Gollin, President

\_\_\_\_\_  
Date

SUPPLY AUDIT

7720-C  
RIVERDALE  
INTERIOR REP.

RECORDS  
DESTRUCTION

H/O CORRES  
#0010-0239-04  
EXCESS WATER  
USAGE  
REIMB. REQ.

H/O CORRES  
#0010-0492-01  
MAINT. RESP.

H/O CORRES  
#0010-0352-01  
TOW CHARGE  
REIMB. REQ.

ADJOURN TO  
EXEC. SESS.

SUBMITTED

ATTEST

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 May 22, 2013 as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date