

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 28, 2012

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, November 28, 2012 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: Jingshu Ashley
Brad Constant
Matt Dietrich
George Gonzalez, Phoenix Patrol
Vivian Hatcher
Sheri Hayes
Mayela Ramirez, Phoenix Patrol
Matthew Sandoval

It was noted an Executive Session was held following the October 24, 2012 Regular Meeting to approve the August 22, 2012 Executive Session Minutes and review and discuss legal issues and delinquency matters.

EXECUTIVE
SESSION

President Jeff Gollin opened the Homeowner Forum.

H/O FORUM

A representative for the owner of 7720 Elmdale Unit A was present to discuss an item on the Executive Session Agenda, as the owner was ill and unable to attend. The Directors advised the item would be discussed in Executive Session.

7720 ELMDALE
UNIT A

An owner was present to report he had witnessed illegal activities involving Unit H. The Directors recommended that the owner call the police when incidents occurred. The owner stated he could provide a list of dates when the illegal activity was witnessed. Cardinal was requested to contact the authorities to request intervention and to send violation letters to the owner of 12610 Briarglen Loop Unit H for residents and or guests jumping over the perimeter walls and for guests littering in the common areas.

12610
BRIARGLEN
LOOP
UNIT H

The owner of 12610 Briarglen Loop Unit L requested video cameras be installed in the community and reported that he had concerns with the wood work performed by PrimeCo. The Directors requested the owner send a list of concerns, in writing via email, regarding the wood work to Cardinal.

12610
BRIARGLEN
LOOP UNIT L

The owner of 7701 Lansdale Circle reported they had requested gutter repair, not cleaning. Cardinal was requested to verify a work order had been issued for the requested repair.

7701 LANSDALE
CIRCLE

As there were no other homeowners present who wished to address the Board, the 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 executor of the owner's estate 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 executor of the Board's decision and if the locks were not installed, another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0346-06
LOCKS ON
STORAGE
UNITS

The scheduled Hearing was held for the owner of account #CV-0010-0021-01 for failure to repair or replace the side window shade. The owner was present. As the violation had been corrected, Cardinal was directed to close the violation and advise the owner of the Hearing results.

HEARING
#0010-0021-01
WINDW SHADE

The scheduled Hearing was held for the owner of account #CV-0010-0045-01 for excessive vehicle citations. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a \$150.00 fine, \$50.00 for each of the three citations issued, in accordance with the Association's Violation & Fine Policy. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing if another citation was issued.

HEARING
#0010-0045-01
EXCESSIVE
VEHICLE
CITATIONS

The scheduled Hearing was held for the member with account #CV-0010-0148-03 for failure to install locks on the storage doors in carport #565. 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 locks were not installed, another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0148-03
LOCKS ON
STORAGE
UNITS

The scheduled Hearing was held for the member with 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 \$50.00 fine, in accordance with the Association's Violation & Fine Policy, pending verification of compliance. Cardinal was directed to advise the owner of the Board's decision and if the patio area was not maintained and cleaned, another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0382-01
PATIO
MAINTENANCE

The representatives from Phoenix Patrol were present. There was discussion regarding concerns with one of the gate attendants. There was discussion regarding entry of guests listed on an owner's approved guest list. Cardinal was directed to send a letter to Vernon McCoy advising that anyone on his approved guest list would be

PHOENIX
PATROL

granted entry, as it was not the gate attendant's responsibility to ascertain whether or not the guest was intoxicated. Cardinal was requested to forward the Association's carport list to Phoenix Patrol.

The Directors reviewed and discussed the patrol correspondence and reports. No action was required.

The Directors reviewed the decal request from the owner of account #CV-0010-0056-02 for a 1992 Chevy Silverado pickup truck. A Motion was duly made, seconded and unanimously carried to approve issuance of a decal with the stipulation the truck did not extend into traffic lanes. Cardinal was directed to advise the owner of the Board's decision.

The Landscape Committee report was discussed.

The Directors reviewed the correspondence sent to the owner of account #CV-0010-0146-02 regarding landscape issues. No action was required.

A Motion was duly made, seconded and unanimously carried to approve proposal #4209 from Las Flores Landscape to remove one pear tree and stump at a total cost of \$320.00 only if the tree posed an immediate threat, otherwise the proposal was tabled to the January 2013 Meeting. Cardinal was requested to verify with Las Flores Landscape whether or not they believed the tree posed an immediate threat before advising them that the proposal was approved.

There was no report from the Pool Committee.

The Directors reviewed the domain registrar information for the Association's website. No action was required.

There was no report from the Architectural Committee.

Cardinal was directed to request proposals for review at the January 2013 Meeting for the annual termite inspection and treatment of the exteriors of all buildings and attics from as many termite companies as possible, including The Termite Guy.

A Motion was duly made to ratify the October 18, 2012 Minutes of the Maintenance Committee, as written.

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 water line at 7709 Rockybrook Way at a total cost of \$1,188.00. The cost was to be charged to operating.

A Motion was duly made, seconded and unanimously carried to approve the

PATROL
REPORTS

DECAL
REQUEST
#0010-0056-02

LANDS. CMTE.

#0010-0146-02
LANDSCAPE

LAS FLORES
LANDSCAPE
PEAR
TREE
REMOVAL

POOL CMTE.

WEBSITE

ARCH. COMM.

ANNUAL
TERMITE
CONTRACT

MAINT. CMTE.
MINUTES

7709
ROCKYBROOK
WAY
MAIN LINE REP.

APPROVAL

Minutes of the October 24, 2012 Regular Meeting as written.

A Motion was duly made, seconded and unanimously carried to accept the October 2012 Financial Statement, as presented, subject to audit.

The Directors discussed the delinquent assessment report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0091-06/APN #937-67-273, #CV-0010-0076-0210-03/APN #937-67-288, #CV-0010-0347-02/APN #937-67-367, and #CV-0010-0470-03/APN #937-67-530.

The filing of a lien on account #CV-0010-0117-03/APN #937-67-225 was not approved, as the account had been brought current.

A Motion was duly made, seconded and unanimously carried to approve the filing of a small claims case against the owners of account #CV-0010-0148-02 for unpaid assessments. Cardinal was directed to provide the forms to file a small claims case against the owners of account #CV-0010-0148-02, as the Board wished to handle the filing themselves.

A Motion was duly made, seconded and unanimously carried to write-off as bad debt the outstanding balance for account #CV-0010-0451-03 in the amount of \$3,802.00, as the unit had been lost to foreclosure.

The Directors reviewed the year to date general ledger report for account #6451/Plumbing. No action was required.

The Directors reviewed the settlement received from Farmer's Insurance from the class action suit. No action was required.

The Directors discussed the ongoing asphalt/slurry seal project. It was noted that there were several striping issues.

The Directors reviewed the correspondence regarding the termite damage repair at 7770 Ramsdale Unit G. Director Gollin reported that PrimeCo had not addressed the termite issues as promised. Cardinal was directed to send a letter to PrimeCo advising the termite issues needed to be addressed as soon as possible.

A Motion was duly made, seconded and unanimously carried to approve proposal #CV 8608 from Vinco Construction to replace the concrete at 12620 Briarglen Loop Unit K at a total cost of \$1,395.00, with the stipulation that Vinco Construction contacted Las Flores Landscape to remove any tree roots. The cost was to be charged to reserves. Cardinal was directed to advise Vinco Construction of the Board's decision.

After review of the concrete grinding and ADA specifications, a Motion was duly made seconded and unanimously carried to approve proposal #CV 8592 from

OF REG MIN.

FINANCIAL
REVIEW

LIEN
AUTHORIZA-
TIONS

SMALL CLAIMS
#0010-0148-02

WRITE-OFF
BAD DEBT
#0010-0451-03

GL PLUMBING
REPAIRS

FARMERS INS.
SETTLEMENT

SLURRY SEAL

TERMITE REPR.
7770-G
RAMSDALE

VINCO
CONSTRCT.
CONCRETE
REPAIR 12620
BRIARGLEN
LOOP UNIT K

VINCO
CONSTRUCTION

Vinco Construction to repair trip hazards/lifted concrete at Ramblingbrook, Rockybrooke and Parkglen at a total cost of \$3,195.00 with the stipulation that Vinco Construction contacted Las Flores Landscape prior to the cutting of any tree roots. The cost was to be charged to reserves. Cardinal was directed to advise Vinco Construction of the Board's decision.

CONCRETE REP.
VARIOUS
AREAS

The Directors reviewed the correspondence sent to the membership advising of the Neighborhood Watch Meeting scheduled in December. The Directors reviewed the list of interested volunteers.

NEIGHBOR-
HOOD WATCH

A Motion was duly made, seconded and unanimously carried to approve proposal #CV 8722 from Vinco Construction for concrete replacement at 12610 Briarglen Loop Unit L at a total cost of \$495.00. The cost was to be charged to reserves. Cardinal was directed to advise Vinco Construction of the Board's decision.

VINCO
12610
BRIARGLEN
LOOP UNIT L

The Directors reviewed the report from Personal Touch Cleaning advising of a trip hazard at the North pool and the proposals from CPR Construction and Vinco Construction to repair the trip hazard. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 8719 option #1 from Vinco Construction to grind and fill the trip hazard at a total cost of \$240.00. The cost was to be charged to operating. Cardinal was directed to advise both bidders of the Board's decision.

VINCO
CONCRETE
REPAIR
NORTH POOL

Cardinal was requested to obtain a proposal from Las Flores Landscape to remove the tree and grind the stump to the left of the southeast entrance to the North pool that caused the concrete to crack and to make a recommendation for a replacement tree for the area.

LAS FLORES
TREE REMOVAL
& REPLACE.

The Directors reviewed the proposals from Segal Insurance Agency and Armstrong/Robitaille/Riegle Insurance for the Association's property & liability package, Directors & Officers liability and the umbrella liability. A Motion was duly made, seconded and unanimously carried to approve the proposal from Segal Insurance Agency at a total annual premium of \$68,028.00. Cardinal was directed to advise both bidders of the Board's decision.

ASSOCIATION
INSURANCE
RENEWAL

The Directors reviewed the information from the City of Stanton and the proposal from Ben's Asphalt regarding handicapped parking. No action was required.

HANDICAPPED
PARKING

The Directors reviewed the correspondence from the owner of account #CV-0010-0177-01 requesting waiver of the parking decal rules. A Motion was duly made, seconded and unanimously carried to deny the owner's request. Cardinal was requested to inform the homeowner of the Board's decision.

H/O CORRES.
#0010-0177-01
REQ. WAIVER
OF DECAL RULE

The Directors reviewed the request from the owner of account #CV-0010-0086-03 for extended safe listing. A Motion was duly made, seconded and unanimously carried to deny the owner's request. Cardinal was requested to inform the owner of

H/O CORRES.
#0010-0086-03
EXT. SAFE LIST

the Board's decision.

The Directors reviewed the correspondence from the owner of account #CV-0010-0363-03 requesting additional water cost reimbursement. Cardinal was directed to advise the owner the Directors had requested copies of the prior water bills that reflected the normal level of water usage for review, and the exact amount of reimbursement that was requested by the owner, before they would consider the owner's request for additional reimbursement.

The Directors reviewed the request from the owner of account #CV-0010-0265-04 for reimbursement in the amount of \$850.00 for termite treatment costs. The owners were present. A Motion was duly made, seconded and unanimously carried to approve the owner's request for reimbursement and to charge back the amount to America West Termite Company for failure to eradicate the termite issues after repeated work orders had been issued. Cardinal was directed to inform the owner of the Board's decision and to send the requested letter to the America West Termite Company.

The Directors reviewed the request from the owner of account #CV-0010-0255-01 for waiver of late fees. A Motion was duly made, seconded and unanimously carried to deny the owner's request, as the late fees were charged in accordance with the Association's Assessment Collection Policy.

The Directors reviewed the request from the owner of account #CV-0010-0117-03 for waiver of the pre-lien charge. A Motion was duly made, seconded and unanimously carried to deny the owner's request, as the Association was charged for the pre-lien and had already paid the expense on the owner's behalf.

The Directors reviewed the request from the owner of account #CV-0010-0306-04 for waiver of a late fee. A Motion was duly made, seconded and unanimously carried to deny the owner's request, as the late fee was charged in accordance with the Association's Assessment Collection Policy.

The Directors reviewed the correspondence from the owner of account #CV-0010-0385-04 regarding a barking dog at 12618 Cleardale. Cardinal was requested to inform the owner the Directors suggested that the owner call Animal Control and file a complaint and that the Association had sent the appropriate letter to the offending party. Cardinal was requested to send the owner of 12618 Cleardale a violation letter regarding the barking dog.

The Directors reviewed the request from the owner of account #CV-0010-0162-01 for rain gutter cleaning. Brad Constant volunteered to clean out the rain gutter for the owner. Mr. Constant agreed to advise Cardinal if he was unable to clean the rain gutter so that Cardinal could have a work order issued for the work.

The Directors reviewed the information regarding rain gutter cleaning

REQUEST

H/O CORRES.
#0010-0363-03
REQ. REIMB.
EXCESS WATER
USAGE

H/O CORRES.
#0010-0265-04
REQ. REIMB.
TERMITE
TREATMENT

H/O CORRES
#0010-0255-01
REQ. WAIVER
LATE FEES

H/O CORRES.
#0010-0117-03
REQ. WAIVER
PRE-LIEN FEE

H/O CORRES.
#0010-0306-04
REQ. WAIVER
LATE FEE

H/O CORRES.
#0010-0385-04
NEIGHBOR
COMPLAINT
12618
CLEARDALE

H/O CORRES.
#0010-0162-01
RAIN GUTTER
CLEANING

RAIN GUTTER

responsibilities. No action was required.

A Motion was duly made, seconded and unanimously carried to appoint Cardinal as Inspector of Election for the 2013 Annual Meeting/Election of Directors.

Review of the black book pages was tabled.

The Directors determined that there would not be a December Board Meeting and that the next Regular Meeting would be held on January 23, 2013.

A Motion was duly made, seconded and unanimously carried to award Karen Holthe, the representative from Cardinal, an \$80.00 holiday bonus.

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

Submitted by: Karen Holthe, Senior Account Manager

ATTEST:

Jeff Gollin, 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 November 28, 2012 as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

CLEAN. INFO.

2013 INSPECTOR
OF ELECTION

BLACK BK.

DECEMBER
BOARD MTG

HOLIDAY
BONUS

ADJOURN TO
EXEC. SESS.

SUBMITTED

ATTEST

CERTIFY