

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 28, 2018

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, November 28, 2018, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:39 p.m.

CALL TO  
ORDER

Directors Present: Chris Kaesviharn  
Jubal Leierer  
Marisa Patterson  
Jennifer Thomas

Directors Absent: None

Representing Cardinal: Lisa Bryce, Account Manager  
Jessica Loyola, Assistant Account Manager

Others Present: Kathleen Curran  
Anthony Doan  
Tara Doan  
Denise Duke  
Mayela Ramirez – Phoenix Patrol  
Geno Servello  
Sammy Solin  
Bill Stitt

The Directors discussed the smoking survey results; sixty-three owners chose option one, forty-two owners chose option two, and fifty-two owners chose option three. A Motion was duly made, seconded, and unanimously carried to approve option two on the smoking survey. Cardinal was directed to send the rule to legal for review, then distribute the proposed rule to the membership via general notice for the thirty-day comment period as required by law, and add the adoption of the no smoking rule to the January 2019 Agenda.

SMOKING  
SURVEY

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 12655-B Glendale was present to discuss a neighbor having noise nuisance issues with another neighbor. The owner had been advised to have the neighbor contact the guard shack when there was a noise nuisance. Additionally, the owner asked if there was any rule in the CC&R's regarding Section 8. The Board advised there was no rule. Cardinal was requested to add the owner to renter ratio within the community, and add this item to the January 2019 Agenda.

12655-B  
GLENDALE

The owner of 7777 Glendale Circle was present to discuss if there were any updates on the solar panel rules, and if she would be able to install a charging station in her carport. The owner was advised that the rules were adopted and she would be able to submit an architectural application for the solar panels, and to install a charging station in her carport. The Board advised the owner that they were currently working on installing charging stations within the community. No action was required.

7777 GLENDALE  
CIRCLE

The owner of 12680-K Briarglen was present to discuss the termites and bugs around the community. The owner was advised that the Association had a new vendor and would be performing termite repairs within the next year. No action was required.

12680-K  
BRIARGLEN

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

H/O FORUM  
CLOSED

The scheduled Hearing was held for the owner with account #CV-0010-0382-01 for failure to trim the tree encroaching into the common 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0382-01  
FAILURE TO  
TRIM TREE

The scheduled Hearing was held for the owner with account #CV-0010-0474-04 for not parking their vehicles in the garage. 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 Hearing results, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0474-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0477-04 for not parking their vehicles in the garage. 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 Hearing results, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0477-04  
PARKING  
VIOLATION

The scheduled Hearing was held for the owner with account #CV-0010-0192-03 for failure to remove dead potted plants from the patio. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0192-03  
DEAD POTTED  
PLANTS

The scheduled Hearing was held for the owner with account #CV-0010-0192-03 for failure to trim overgrown plants. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0192-03  
PLANTS  
NEEDING  
TRIMMING

The scheduled Hearing was held for the owner with account #CV-0010-0198-02 for the trash can and mop on the patio. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0198-02  
TRASH CAN AND  
MOP ON PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for failure to remove a banner from the front window. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0338-01  
BANNER ON  
WINDOW

The scheduled Hearing was held for the owner with account #CV-0010-0056-02 for failure to remove the vines growing on the Association's fence. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0056-02  
VINES ON FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0059-02 for failure to remove a decoration on the Association's wall. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0059-02  
DECORATION ON  
ASSOCIATION'S  
WALL

The scheduled Hearing was held for the owner with account #CV-0010-0074-01 for failure to remove a decoration on the Association's wall. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0074-01  
DECORATION ON  
ASSOCIATION'S  
WALL

The scheduled Hearing was held for the owner with account #CV-0010-0151-01 for failure to remove non-holiday decoration from the fence. The owner was present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0151-01  
DECORATION ON  
FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0192-03 for failure to clean and maintain the patio. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0192-03  
CLEAN AND  
MAINTAIN PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0206-01 for failure to remove the ripped tarp from the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0206-01  
RIPPED TARP  
FROM THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0223-05 for failure to remove the vines from the Association's fence. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0223-05  
VINES ON FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0291-05 for failure to remove the broom from the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0291-05  
BROOM ON THE  
PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0314-01 for the removed window screen. The owner was present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0314-01  
REMOVED  
SCREEN

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for failure to repair or replace the torn window screens. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0338-01  
TORN WINDOW  
SCREEN

The scheduled Hearing was held for the owner with account #CV-0010-0355-03 for failure to trim the plants growing on the Association's fence. The owner was present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0355-03  
TRIM PLANTS

The scheduled Hearing was held for the owner with account #CV-0010-0438-07 for failure to remove a sign on the Association's wall. 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 Hearing results and schedule another Hearing at the next Meeting, at which another fine could be imposed.

HEARING  
#CV-0010-0438-07  
SIGN ON  
ASSOCIATION  
WALL

The scheduled Hearing was held for the owner with account #CV-0010-0471-02 for failure to trim the plants growing on the Association's fence. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter

HEARING  
#CV-0010-0471-02  
TRIM PLANTS

as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

The scheduled Hearing was held for the owner with account #CV-0010-0479-02 for failure to remove tools and a ladder from the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0479-02  
REMOVE TOOLS  
AND LADDER

The scheduled Hearing was held for the owner with account #CV-0010-0003-01 to consider the revocation of privileges due to a delinquent assessment account. The owner was not present. A Motion was duly made, seconded, and unanimously carried to revoke all common area and voting privileges; in accordance with the Association's governing documents. Cardinal was directed to advise the owner of the Hearing results, and to revoke all common area privileges.

HEARING  
#CV-0010-0479-02  
REVOKE  
PRIVILEGES

The scheduled Hearing was held for the owner with account #CV-0010-0035-04 for painting a vehicle in the carport. 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 Hearing results.

HEARING  
#CV-0010-0035-04  
PAINTING  
VEHICLE

The scheduled Hearing was held for the owner with account #CV-0010-0237-06 to consider the revocation of privileges due to a delinquent assessment account. The owner was not present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0237-06  
REVOKE  
PRIVILEGES

Mayela Ramirez of Phoenix Patrol was present to discuss patrol issues. Director Leierer requested that Phoenix Patrol ensure that guards wear their vests at night. Cardinal was directed to issue a work order to have the doors at the north guard shack repainted.

PATROL REPORT

The Pool Committee reported that the broken chair located at the north pool was still there and needed to be removed, and the soap dispenser at the south pool was not working properly. Cardinal was directed to issue a work order to check the soap dispenser, and follow up to confirm the broken chair was be removed. Additionally, the Board requested a better smelling soap be used in the restrooms.

POOL  
COMMITTEE

The Directors discussed the landscapers not sweeping and cleaning the dead leaves throughout the community. Director Thomas advised she would check with the landscape company and request that the leaves be cleaned as they work. No action was required.

LANDSCAPE  
COMMITTEE

There was no Website Committee report. No action was required.

WEBSITE  
COMMITTEE

There was no Architectural Committee report. No action was required.

ARCHITECTURAL  
COMMITTEE  
MAINTENANCE  
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from October 24, 2018, approving the proposal from Scott English Plumbing to replace the main pipe at 12612 Lansdale Circle at a cost of \$2,348.36, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from October 29, 2018, approving the proposal from Aquatrends to replace a thermostat and heater pilot at a cost of \$806.50, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE  
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from November 2, 2018, approving the proposal from Scott English Plumbing to replace a main water line at 12702 Newbrook Way at a cost of \$2,702.31, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE  
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from November 14, 2018, approving the proposal from Scott English Plumbing to replace a main sewer line at 12620-M Briarglen Loop at a cost of \$2,650.00, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE  
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the October 24, 2018 Regular Meeting Minutes, as submitted.

APPROVAL OF  
MINUTES

The Directors reviewed the October 2018 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the October 2018 Financial Statement. No action was required.

FINANCIAL  
REVIEW

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

AGING REPORT

A Motion was duly made, seconded, and unanimously carried to approve the Resolution to Record a Lien against the property of the members with APN #937-673-51. Cardinal was requested to inform the collection attorney of the Board's decision.

LIEN  
RESOLUTIONS

The Directors reviewed the collection status report provided by Association Lien Services. No action was required.

COLLECTION  
REPORT

The Directors tabled discussion of the Accurate Termite and Pest Control repair matrix, and advised they would be evaluating the work that had been previously approved. Cardinal was requested to send the previously approved proposal for the completed work to the Directors, and add this item to the January 2019 Agenda.

ACCURATE  
TERMITE  
MATRIX

The Directors reviewed PCW Contracting Services' proposals. A Motion was duly made, seconded, and unanimously carried to approve PCW Contracting Services' proposal #104788 to repair the patio fence at 12744 Rosebrook at a cost of \$627.00; proposal #104790 to perform wood repairs at 7701 Westbrook at a cost of \$860.00; and proposal #104791 to perform the entry deck repairs at 7778 Glendale at a cost of \$2,228.00. Additionally, A Motion was duly made, seconded, and unanimously carried to approve PCW Contracting Services' proposal to perform additional repairs at 7777 Ramsdale once received, and send it to Director Thomas for signature. Cardinal was requested to inform the owners and vendor of the Board's decision.

PCW  
CONTRACTING  
SERVICES  
PROPOSALS

A Motion was duly made, seconded, and unanimously carried to deny CPR Construction's proposals; #21261, #21327, #21414, #21502, and #21525. Cardinal was requested to inform the vendor of the Board's decision.

CPR  
CONSTRUCTION  
PROPOSALS

The Directors reviewed Accurate Termite and Pest Control's proposal. A Motion was duly made, seconded, and unanimously carried to approve Accurate Termite and Pest Control's proposal #40224 to perform termite treatment and wood repairs at 12654-N Scottsdale at a cost of \$1,950.00, to be charged to reserves. Cardinal was requested to inform the owner and vendor of the Board's decision.

ACCURATE  
TERMITE  
PROPOSAL

The Directors reviewed Aquatrends' proposal. A Motion was duly made, seconded, and unanimously carried to approve Aquatrends's proposal to increase the contract by 3% commencing January 1, 2019. Cardinal was requested to inform the vendor of the Board's decision.

AQUATRENDS  
SERVICE  
INCREASE

The Directors reviewed CPR Construction's proposals. A Motion was duly made, seconded, and unanimously carried to authorize Cardinal to obtain additional bids from PCW Contracting Services for the scope of work, and if the vendor provides a lower cost, approve the proposals and deny CPR Construction's proposals. Additionally, a Motion was duly made, seconded, and unanimously carried to table CPR Construction's proposal to the next Board Meeting.

CPR  
CONSTRUCTION  
PROPOSALS

The Directors reviewed correspondence from the owner with account #CV-0010-0091-06 regarding concerns with owners drinking and smoking at the pools. Cardinal was requested to advise the owner if they see any violations to contact the guard shack.

H/O CORRES.  
#CV-0010-0091-06  
CONCERNS AT  
POOLS

The Directors reviewed correspondence from the owner with account #CV-0010-0123-02 requesting the Association install cameras by the dumpsters. A Motion was duly made, seconded, and unanimously carried to deny the request to install cameras. Cardinal was requested to inform the owner of the Board's decision, and advise the owner that they were able to obtain bids for security cameras to provide to the Board to review.

H/O CORRES.  
#CV-0010-0123-02  
SECURITY  
CAMERAS

The Directors reviewed correspondence from the owner with account #CV-0010-0151-01 requesting a rule change regarding decorations on the walls and fences. Cardinal was requested to thank the owner for their correspondence, and advise that the rule

H/O CORRES.  
#CV-0010-0151-01  
RULE CHANGE

change provided was too vague and would need additional details in order for the Board to consider.

The Directors reviewed correspondence from the owner with account #CV-0010-0314-01 regarding the work completed at his unit by Scott English Plumbing. A Motion was duly made, seconded, and unanimously carried to deny the owners request for the Association to get involved. Cardinal was requested to advise the owner of the Board's decision, and advise he would need to contact the vendor directly to dispute the issue.

H/O CORRES.  
#CV-0010-0314-01  
SCOTT ENGLISH  
PLUMBING

The Directors reviewed correspondence from the owner with account #CV-0010-0317-01 regarding owners throughout the community using indoor extension cords for their exterior. Cardinal was requested to advise the owner to report all extension cords to Management.

H/O CORRES.  
#CV-0010-0317-01  
EXTENSION CORD

The Directors reviewed correspondence from the owner with account #CV-0010-0401-04 regarding concerns with the stray cats within the community being fed. A Motion was duly made, seconded, and unanimously carried to direct Cardinal to send a notification on the monthly statements, and on the website not to feed the stray cats. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0401-04  
STRAY CATS

The Directors reviewed the Vantaca notice provided by Cardinal. No action was required.

VANTACA NOTICE

A Motion was duly made, seconded, and unanimously carried to approve a \$300.00 Christmas bonus to Lisa Bryce and Jessica Loyola to be split. Cardinal was requested to advise accounting.

CHRISTMAS  
BONUS

Cardinal was requested to add neighborhood watch to the January 2019 Agenda.

NEIGHBORHOOD  
WATCH  
ADJOURN

There being no further business, the Meeting was adjourned at 8:11 p.m.

Submitted by: Jessica Loyola, Account Assistant Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Jubal Leierer, 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 November 28, 2018, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

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