

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 26, 2011

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, October 26, 2011 at the Smoketree Clubhouse. The President, Jeff Gollin, called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Jim Glenn
 Jeff Gollin
 Marisa Patterson

Directors Absent: Michael Foley
 Lisa Glenn

Representing Cardinal: Karen Holthe, CMCA, CCAM

Others Present: Angelita Dezfooli
 Matt Dongworth, Sun Sweeping
 George Gonzales, Phoenix Patrol
 Kandie King
 Mayela Ramirez, Phoenix Patrol
 Victor Ramirez, Phoenix Patrol

Matt Dongworth from Sun Sweeping was present to discuss sweeping services for the community. He stated that it currently took approximately six hours to sweep the entire community. He presented a proposal dated September 23, 2011 to split the service into two different service days, four times per month, at a cost of \$600.00 per month. The Parkglen Loop was to be swept on the 2nd and 4th Thursdays, and the Briarglen Loop was to be swept on the 2nd and 4th Mondays. A Motion was duly made, seconded and carried to approve the proposal. Director Glenn abstained. Cardinal was requested to notify Mr. Dongworth of the Board's decision.

SUN SWEEPING
SERVICE
CHANGES

As there were no homeowners present who wished to address the Board, the Homeowner Forum was not held.

H.O. FORUM

The scheduled Hearing was held for the member with account #CV-0010-0070-01 for failure to remove holiday lights. The homeowner was not present. It was noted per the site inspection that 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 requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING
#0010-0070-01

The scheduled Hearing was held for the member with account #CV-0010-0099-01 for failure to remove the stains from the carport. The homeowner was not present. It was noted per the site inspection that 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 requested to notify the owner of the Board's decision and call the owner to another Hearing at the

HEARING
#0010-0099-01

next Meeting.

The scheduled Hearing was held for the member with account #CV-0010-0175-03 for failure to repair or replace broken window blinds. The homeowner was not present, but it was reported per the 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 close the violation and notify the owner of the Board's decision.

HEARING
#0010-0175-03

The scheduled Hearing was held for the member with account #CV-0010-0253-02 for failure to install locks on the storage units in carport #510. The homeowner was not present. It was reported per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0253-02
CARPORT #510

The scheduled Hearing was held for the member with account #CV-0010-0253-02 for failure to install locks on the storage units in carport #543. The homeowner was not present. It was reported per the site inspection that 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0253-02
CARPORT #543

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to affix a vehicle decal to the windshield. The homeowner was not present. It was noted per the site inspection that the decal 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, as the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision and call the owner to another Hearing at the next Meeting.

HEARING:
#0010-0264-01

The scheduled Hearing was held for the member with account #CV-0010-0311-02 for failure to store the trash can out of view after trash pick-up day. The homeowner was not present. Compliance could not be verified as the site inspection was conducted on trash day, but it was noted that the violation had not been reported again. A Motion was duly made, seconded and unanimously carried to close the violation. Cardinal was requested to notify the owner of the Board's decision, and state that if the trash can was reported to be left out again, then they would be called to another Hearing.

HEARING
#0010-0311-02

The scheduled Hearing was held for the member with account #CV-0010-0374-02 for failure to maintain the overgrown plant material. The homeowner 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, as it was

HEARING
#0010-0374-02

noted per the site inspection that the violation had not been corrected. Cardinal was requested to notify the owner of the Board's decision, call the owner to another Hearing at the next Meeting, and to add that the owner would be financially responsible for any property damage or personal injury occurring as a result of the failure to maintain the plant material.

The scheduled Hearing was held for the member with account #CV-0010-0401-03 for failing to remove a hanging tarp or covering from the eaves. The homeowner was not present, but it was noted per the 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 close the violation and notify the owner of the Board's decision.

HEARING
#0010-0401-03

The scheduled Hearing was held for the member with account #CV-0010-0470-03 for failure to provide the necessary documentation for the removal of the wall between the kitchen and the dining room. An extension had previously been granted but the date had passed without homeowner compliance. The owner was present to report that the paperwork had been stamped by the city, but a city permit had not been pulled and a final inspection had not taken place. A Motion was duly made, seconded and unanimously carried to request the owner to provide a completed architectural application, a completed notice of completion, and a stamped and signed final permit approval from the city within sixty days of the date of the Hearing. Cardinal was requested to notify the owner of the Board's decision and to call the owner to another Hearing at the December Meeting if the required paperwork was not submitted as requested.

HEARING
#0010-0470-03

George Gonzales, Victor Ramirez and Mayela Ramirez from Phoenix Patrol were present and distributed the monthly patrol and gate reports. They reported a recent email from a resident unhappy with the citation received for speeding in the community, claiming it was a case of a dispute with a certain guard, however, it was noted that the violation had been witnessed and reported by another resident. The upcoming rule changes were discussed. Cardinal was requested to check the parking permit regulations to identify whether it was permitted for off site owners to have a parking decal if proof of ownership of the unit were provided to Cardinal.

PHOENIX
PATROL

The Regular Meeting adjourned to the Executive Session at 6:50 p.m.

ADJOURN

The Regular Meeting reconvened from the Executive Session at 7:00 p.m.

RECONVENE

The Directors reviewed the correspondence regarding the landscape drainage situation at 7734 Eastbrook Way. It was reported that Las Flores Landscape had remedied the problem. No action was required.

LANDSCAPE
COMMITTEE

It was reported that Director Glenn had not been contacted for a meeting to discuss the irrigation. Cardinal was requested to send a second request to HydroPoint to request that a representative of their company meet with Joe Hamby of Las Flores

HYDROPOINT
WEATHERTRAK
SUBSCRIPTION

Landscape and Director Jim Glenn to discuss the irrigation controller use and water conservation in the community.

It was reported that occasionally the pool gates were not closing correctly, but it was not specified whether or not residents were propping them open. Cardinal was requested to obtain proposals for the installation of electronic pool gate systems at the pools.

POOL
COMMITTEE

Director Gollin reported that the first business advertising revenue check had been received for advertising on the Crosspointe Village HOA website. Breath Savers Pet Dental Care had paid \$100.00 for an advertising period of six months.

WEBSITE
COMMITTEE

The Directors reviewed the revised architectural application form. Director Gollin reported that the revision was satisfactory. No action was required.

ARCHITECT.
COMMITTEE

A Motion was duly made, seconded and unanimously carried to approve the Minutes of the September 28, 2011 Regular Meeting as written.

APPROVAL
OF MINUTES

A Motion was duly made, seconded and unanimously carried to accept the September 2011 Financial Statement, as presented, subject to audit.

FINANCIAL
REVIEW

The Directors discussed the delinquent resident report. A Motion was duly made, seconded and unanimously carried to record liens on delinquent accounts #CV-0010-0201-03, #CV-0010-0253-02, #CV-0010-0389-02, and #CV-0010-0112-01/APN #937-67-511.

DELINQUENCY
LIENS
RECORDED

The Directors discussed the delinquency of account #CV-0010-0430-02 that had been paid off through legal collections. As there was an outstanding balance on the account of \$20.56, a Motion was duly made, seconded and unanimously carried to write-off the outstanding balance of \$20.56. Cardinal was requested to take the agreed upon action.

WRITE-OFF
AFTER LEGAL
COLLECTION

The Directors discussed the PrimeCo Painting & Construction request to prepare the monthly payment checks in two sets of checks each month to allow for Board signatures at each Meeting and expedite payments to the vendor. Cardinal was requested to prepare the sets for Board signature, but mail the second set each month by the actual due date.

WOOD/PAINT
PROJECT
PAYMENTS

The Directors reviewed the proposal from Service 1st to replace the light post at 7775 Ramsdale. A Motion was duly made, seconded and unanimously carried to approve the proposal for the light post replacement at a cost of \$1,180.00, with the stipulation that the cost of the replacement concrete base be reduced in half, to a cost of \$347.50, as opposed to the requested \$695.00, as the Board felt that the increase in cost should have been included in the initial proposal presented to the Board. The cost was to be charged to reserves. Cardinal was requested to obtain proposals for lighting services for the next Meeting.

SERVICE 1ST
LIGHT POST
REPLACED

The Directors reviewed the file history of the owner of account #CV-0010-0151-01. The owner had been present at the prior Meeting to request a waiver of a fine previously assessed. There was no Motion to waive the fine, so the fine would remain. A Motion was duly made, seconded, and unanimously carried to close the matter permanently, and never place the matter on a future Agenda. Cardinal was requested to notify the homeowner that the matter was reviewed per her request, that the fine was to remain, and no further review of the matter would be considered.

H/O MATTER
#0010-0151-01
FINE WAIVER
REQUESTED

The Directors reviewed the proposal from Able Restoration to repair the drywall from the plumbing leak at 12621 Moordale at a cost of \$1,100.06. As the proposal from Vinco had not yet been received, the Directors requested that Cardinal email the proposal, once received, for consideration and decision.

12621
MOORDALE
REPAIR

The Directors reviewed the proposal from Vinco Construction to repair the deck at 7770 Ramsdale at a cost of \$795.00. As the proposal from PrimeCo had not yet been received, the Directors requested that Cardinal email the proposal, once received, for consideration and decision.

7770
RAMSDALE
DECK REPAIR

The Directors reviewed the proposal from Vinco Construction to repair the entry and master bedroom decks at 12682 Ferndale at a cost of \$540.00. As the proposal from PrimeCo had not yet been received, the Directors requested that Cardinal email the proposal, once received, for consideration and decision.

12682
FERNDALE
DECK REPAIRS

The Directors discussed the proposed rule changes for parking. Cardinal was requested to distribute the rule changes as required for the thirty day member comment period and include on the December Agenda for Board adoption.

PARKING RULE
CHANGES

The Directors discussed the proposed rule change to prohibit the affixing of objects to the exterior siding on the buildings. Cardinal was requested to distribute the rule changes as required for the thirty day member comment period and include on the December Agenda for Board adoption.

EXTERIOR
SIDING RULE
CHANGE

The Directors reviewed the PrimeCo Construction proposal for the repair of the exterior water intrusion at 12704 Fallbrook Way. A Motion was duly made, seconded and unanimously carried to approve change order #102511jr0500 for the repair of the exterior water intrusion at 12704 Fallbrook Way, at a cost of \$1,389.00, to be charged to operating. Prior to forwarding the approval, Cardinal was requested to request PrimeCo to disclose what, in their professional opinion, could have caused the water intrusions.

12704
FALLBROOK
EXTERIOR
REPAIR

The Directors reviewed the Inspector of Election proposal from Cardinal Property Management for the next Annual Meeting. A Motion was duly made, seconded and unanimously carried to accept the proposal and select Cardinal Property Management to serve as the Inspector of Elections.

INSPECTOR
OF ELECTIONS

The Directors reviewed the correspondence from the owner of account #CV-0010-0136-03, requesting the Association intervene in a neighbor-to-neighbor smoking dispute. Cardinal was requested to notify the homeowner that the Association had no jurisdiction in the matter, as the smoking was taking place within the owner's own unit. It was suggested that the owner contact the authorities, such as the health department, to investigate and make suggestions to remedy the matter.

H/O CORRES.
#0010-0136-03
SMOKING

The Directors reviewed the correspondence from the resident of account #CV-0010-0026-01 regarding the work not completed from the restoration of a fire that took place in 2010. Cardinal was requested to pull the records from the incident to determine which company was responsible for completing the work, and notify the resident as to who was believed to be responsible.

H/O CORRES.
#0010-0026-01
FIRE RESTOR.
FROM 2010

The Directors discussed the emergency slab leak repair that had been conducted during the month at 7707 Rockybrook. As the proposals for the restoration had not yet been received, Cardinal was requested to email the proposals upon receipt to the Directors for review and decision.

7707
ROCKYBROOK
REPAIRS

It was reported that, due to the holidays, the November and December Meetings had been changed to the third Thursday of each month. The November Board Meeting was to be held November 17, 2011, and the December Board Meeting was to be held December 15, 2011.

NOV. & DEC.
MEETING DATE
CHANGES

It was noted an Executive Session was held following the September 2011 Regular Meeting to review and discuss legal issues and delinquency matters.

EXEC. SESSION

There being no further business, the Meeting was adjourned to the Executive Session at 7:35 p.m.

ADJOURN TO
EXEC. SESS.

Submitted by: Karen Holthe, Account Manager

SUBMITTED

ATTEST:

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 October 26, 2011 as approved by the Board Members in attendance of the Meeting.

CERTIFY

Marisa Patterson, Secretary

Date