

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 22, 2014

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, October 22, 2014, at the Smoketree Clubhouse. President Gollin called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Richard Eagan
Jeff Gollin
Bill Harkness
Jubal Leierer

Directors Absent: Marisa Patterson

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

Others Present: Lee Barbour
Brad Constant
Jim Glenn
Jack McGraw
Brenda Moyer
Beatriz Nieto
Mayela Ramirez, Phoenix Patrol
Kin Rincon
Jennifer Thomas
Lorena Tominez
Leo Truong

It was noted an Executive Session was held following the September 24, 2014, Regular Meeting to approve the August 27, 2014 Executive Session Minutes and to review and discuss delinquency and legal matters.

EXECUTIVE
SESSION

Director Gollin opened the Homeowner Forum.

H/O FORUM

The owner of 7723 Meadowbrook Way was present to inquire if the Association had a neighborhood watch. There was discussion about crime awareness and prevention and it was suggested to create a Facebook group page. The owner also reported that the street lights on Meadowbrook Way were out and needed to be repaired. Cardinal was requested to follow up with Peak lighting as this was an emergency. Cardinal was also requested to obtain proposals to convert the street lights to led lights.

7723
MEADOWBROOK
N/H WATCH

The owner of 12620 Cleardale was present to report that his bicycle was stolen from his carport. The Board suggested that he install more secure locks on the bicycle, or to lock it on the patio or balcony.

12620
CLEARDALE
STOLEN BIKE

The owner of 7727 Crestbrook reported that she had a neighborhood watch sign that she found. She was to leave it with the guard shack.

NEIGHBORHOOD
WATCH SIGN

Cardinal was requested to direct Peak Lighting to adjust the lights behind the guard shack due to daylight savings time.

LIGHT
ADJUSTMENTS

The owner of 7770 Youngdale #B was present to request a letter of intent from the Association to renew the insurance. Cardinal was requested to advise the escrow department on the request.

7770 -B
YOUNGDALE
ESCROW DOC.

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

H/O FORUM

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-0010-0298-01 for overgrown plants in the patio. The owner was not present. The violation had not been corrected, however it was reported that a foreclosure had taken place on the property. A Motion was duly made, seconded, and unanimously carried to close the violation as the ownership had changed.

HEARING
#0010-0298-01
OVERGROWN
PLANTS

The scheduled Hearing was held for the owner of account #CV-0010-0494-02 for excessive vehicle violations. The owners were present to express that the current registrations had now been placed on the vehicle. It was reported that the vehicle was still not cleaned and had a flat tire, which were both signs of a stored vehicle. A Motion was duly made, seconded, and unanimously carried to grant a final 30-day extension to the owners to clean the vehicle and repair the flat tires. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting to confirm compliance.

HEARING
#0010-0494-02
VEHICLE
VIOLATIONS

The scheduled Hearing was held for the owner of account #CV-0010-0192-03 for excessive leaves in the patio. 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 requested to inform the owner of the Hearing results.

HEARING
#0010-0192-03
LEAVES
IN PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0126-04 for leaving dog feces in the patio. The owner was present to express that the patio was her private area and did not understand why she was required to clean the area. The Board reiterated that the practice was unsanitary and not permitted within the Association. As the violation had been corrected, a Motion was duly made, seconded, and unanimously carried to close the violation and to waive the fine for this occurrence. Cardinal was requested to inform the owner of the Hearing results and to remind them if the practice was observed again, another Hearing would be scheduled at which a fine could be imposed.

HEARING
#0010-0126-04
DOG FECES
IN PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0252-02 for causing a noise nuisance and public scene. The owner was not present but had sent correspondence to the Board expressing that the tenant causing the nuisance had moved out. It was reported that new reports from the patrol company had been received following the owners correspondence. A Motion was duly made, seconded, and 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
#0010-0252-02
NOISE
NUISANCE

The scheduled Hearing was held for the owner of account #CV-0010-0172-05 for excessive dog barking which had become a noise nuisance. The owner was present to express that his dogs had significantly stopped barking as they were now used to their new home. A Motion was duly made, seconded, and unanimously carried to close the violation and to waive the fine for this occurrence. Cardinal was requested to inform the owner of the Hearing results, and to remind the owner that if the matter was reported again and verified by the patrol company, then it would result in another Hearing at which a fine could be imposed.

HEARING
#0010-0172-05
DOG
BARKING
NUISANCE

The scheduled Hearing was held for the owner of account #CV-0010-0166-02 for failure to remove personal items stored at the carport area. The owner was present to express that the items had been removed. It was reported that the items had been removed but the area was not cleaned as required. A Motion was duly made, seconded, and unanimously carried to grant a 30-day extension to the owners to clean the carport area as required as their stored items had left dirty stains. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting to confirm compliance.

HEARING
#0010-0166-02
STORED
ITEM

The scheduled Hearing was held for the owner of account #CV-0010-0392-04 for failure to remove personal items in the carport area. 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 requested to inform the owner of the Hearing results.

HEARING
#0010-0392-04
STORED
ITEM

The scheduled Hearing was held for the owner of account #CV-0010-0056-02 for failure to trim the overgrown plants. 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 requested to inform the owner of the Hearing results.

HEARING
#0010-0056-02
OVERGROWN
PLANT

The scheduled Hearing was held for the owner of account #CV-0010-0399-06 for failure to clean the fascia board. 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 requested to inform the owner of the Hearing results.

HEARING
#0010-0399-06
FASCIA BOARD

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters. There was discussion regarding mailbox vandalism. It was reported that the back portion of the mailboxes were federal property and that USPS had been contacted to repair the broken mailbox. Cardinal was requested to report the incident to the police.

PHOENIX
PATROL
REPORT

The Directors reviewed the proposals from Robocam and Comlock Security Group for a surveillance system and camera upgrades. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Robocam to install a surveillance system as described on their proposal dated June 22, 2014 without the excess remote web access at the total cost of \$7,544.00 to be charged to the surplus reserves contingency. Cardinal was requested to inform the vendors of the Board's decision.

SURVEILLANCE
SYSTEM

Jim Glenn and the other members of the Landscape Committee were present to discuss landscaping matters. Mr. Glenn reported that the sycamore trees were still being trimmed. Cardinal was requested to provide a proposal for the drip irrigation system to be installed as well as the whole turf replacement plan, prior to any turf removal.

LANDSCAPE
COMMITTEE
TURF
REPLACEMT.

The Directors tabled the discussion to install pool signs and other signs within the Association to the next Meeting. Cardinal was requested to provide a count of the faded signs and signs that needed to be updated. Cardinal was also requested to remind Vinco to remove the ashtray that was at the south pool near the east entrance while completing the previous work order.

POOL
COMMITTEE

Director Gollin was to update the mailbox information on the website.

WEBSITE
COMM.
APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the September 24, 2014, Regular Meeting and September 22, 2014, Special Meeting as presented.

There was no report from the Architectural Committee.

ARC.
COMMITTEE
SCOTT ENGLISH
PROPOSAL

The Directors reviewed the proposal from Scott English to repair the broken water main line at 12671 Briarglen Loop #H. A Motion was duly made, seconded, and unanimously carried to ratify proposal #3110 to repair the broken water main line at 12671 Briarglen Loop # H at the total cost of \$850.00. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed the proposal from Proserv Plumbing to repair the broken water main line at 12621 Cleardale #K. A Motion was duly made, seconded, and unanimously carried to ratify option one of the proposal from Proserve Plumbing to repair the broken water main line at 12621 Cleardale #K at the total cost of \$2,149.00. Cardinal was requested to inform the vendor of the Board's decision.

PROSERVE
PLUMBING
PROPOSAL

The Directors reviewed the September 2014 Financials. A Motion was duly made, seconded, and unanimously carried to accept the Financials as prepared, subject to audit. Cardinal was requested to ensure that the journal entry was made for the inclusion of the prior year surplus, as the budget comparison report reflected that it had not yet been transferred.

FINANCIAL
REVIEW

The Directors reviewed the current aging report. A Motion was duly made, seconded, and unanimously carried to authorize a lien on account #CV-0010-0069-01 / APN #937-67-

AGING RPT.

303. No lien resolution was required for the owner with account #CV-0010-0042-01 / APN #937-67-338 as the owner had become current.

The Directors reviewed the request to write off the fines issued on account #CV-0010-0346-06 as bad debt as the property had been sold. A Motion was duly made, seconded, and unanimously carried to write off the past due fines at the total amount of \$697.85 as bad debt. Cardinal was requested to update the accounts.

BAD DEBT -
WRITE OFF

The Directors discussed the policy and application process of the approved electronic key locks system. There was further discussion on the cost of the keys. Cardinal was requested to prepare a policy draft that would include that new keys would be obtained by the owner of the unit only. Cardinal was also requested to invite a California Gate representative to attend the next Board Meeting to further discuss the cost and maintenance of the key system and to provide the actual cost per key fob.

ELECTRONIC
GATES

The Board reviewed the correspondence with Ecolab and the proposals from other pest control companies that had been obtained. It was reported that Ecolab had provided a written guarantee that the full credit amount requested by the Association would be provided in continued free service to the community until fully reimbursed. Consideration of the new proposals was tabled until the credit by Ecolab had been used up. Cardinal was requested to notify the vendors that the matter was tabled to the next year.

PEST
CONTROL
SERVICES

The Directors reviewed the information from the fire department regarding the private fire hydrant located on the greenbelt near the gazebo. It was further discussed that the fire department was in the process of investigating the possibility of approving the removal of the fire hydrant as it was of no service to the fire department. Once the approval was provided the removal was to be at the Association's cost. Cardinal was requested to obtain proposals to maintain the fire hydrant as required.

PRIVATE FIRE
HYDRANT
MAINTENANCE

The Directors reviewed the report regarding the block wall across from 12640 Briarglen Loop neighboring Magic Lamp Community. The possible water damage was being caused by the overwatering of a tomato garden by a resident of the neighboring community. It was reported that inspection for damage had been completed and no damage was found. Semiannual inspections were suggested by the vendor. No action was required.

MAGIC LAMP
COMM. WALL
DAMAGE

The Directors reviewed proposals from Vinco Construction to repair the sidewalk concrete located at 12620 Brairglen Loop #G and 7720 Elmdale #K. A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 12557 to repair the sidewalk concrete located at the two locations at the total cost of \$1,495.00. Cardinal was requested to inform the vendor and the owners of the Board's decision.

VINCO
PROPOSAL
CONCRETE
REPLACEMENTS

The Directors reviewed a proposal from Vinco Construction for several repairs within the Association as listed on the proposal #12619 dated October 14, 2014. A Motion was duly made, seconded, and unanimously carried to approve the proposal as listed at the total cost of \$7,773.00. Cardinal was requested to inform the vendor and the owners of the Board's decision.

VINCO
PROPOSAL
SEVERAL
REPAIRS

The Directors reviewed the proposals from Peak Lighting to repair two light issues. A Motion was duly made, seconded, and unanimously carried to approve the proposal to repair the open wire running from the guard house to the gate at the total cost of \$720.00 and the proposal to permanently repair the street pole light located at 12610 Briarglen Loop at the total cost of \$1,185.61. Cardinal was requested to inform the vendor of the Board's decision.

PEAK LIGHTING
PROPOSALS

The Directors reviewed the insurance notice of renewal with an increase. Cardinal was directed to request the insurance company to provide more information on the self-insured retention with a 500% increase.

INSURANCE
RENEWAL

A Motion was duly made, seconded, and unanimously carried to approve Cardinal to perform as inspector of election for the upcoming elections.

INSPECTOR OF
ELECTION

The Directors reviewed the correspondence from the owner of account #CV-0010-0243-03 requesting reimbursement of excess water charges resulting from a plumbing leak. A Motion was duly made, seconded, and unanimously carried to approve the reimbursement in the amount of \$593.72. Cardinal was requested to inform the owner of the Board's decision and process the reimbursement to the owner.

H/O CORRES.
#0010-0243-03
REIMBURSMT.

The Directors tabled the request for reimbursement for excess water usage due to a leak for the owner of account #CV-0010-0181-04 to the next Meeting as the documents were not received. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0181-04
REIMBURSMT.

The Directors reviewed the correspondence from the owner of account #CV-0010-0215-02 requesting removal of a tree. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0215-02
TREE REMOVAL

The Directors reviewed the correspondence from the owner of account #CV-0010-0200-05 requesting to cut or top a nearby common area tree away from the patio. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.
#0010-0215-02
TREE BRANCHES

Cardinal was requested to schedule a Hearing the owner of account #CV-0010-0210-03 to assess the charges for the cost of repairs and damages caused by the air conditioning leak.

HEARING
CONSIDERATION
#0010-0210-03

Cardinal was requested to schedule a Hearing for the owner of account #CV-0010-0345-02 to assess the charges for the cost of plumbing repairs and damages caused by the toilet leak.

HEARING
CONSIDERATION
#0010-0345-02

The next Board Meeting was scheduled to be held on November 24, 2014 and there was no Meeting scheduled for the month of December 2014. Cardinal was requested to ensure that the Meeting room was available for the November Meeting.

NEXT MEETING

There being no further business, the Meeting was adjourned at 8:18p.m. to the

ADJOURN

Executive Session to review delinquent accounts and discuss legal matters.

Submitted by: Elizabeth Marete, Assistant 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 22, 2014, as approved by the Board Members in attendance of the Meeting.

CERTIFY

Marisa Patterson, Secretary

Date