

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 25, 2017

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, October 25, 2017, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:38 p.m.

CALL TO
ORDER

Directors Present: Chris Kaesviharn
Jubal Leierer
Marisa Patterson

Directors Absent: Jeff Gollin
Bill Harkness

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: Farrah Esquer, CMCA, AMS, PCAM
Karen Holthe, CMCA, AMS
Wendell Magner
Bin Pugh
Mayela Ramirez – Phoenix Patrol
Jennifer Thomas

Director Leierer opened the Homeowner Forum.

H/O FORUM

Director Leierer discussed the conflict between Crosspointe and Cardinal Property Management. Farrah Esquer and Karen Holthe were present during the discussion.

DIRECTOR
LEIERER

The owner of 7725 Meadowbrook was present to inquire why the rotted wood at her home had not been repaired. Cardinal was requested to follow up with the vendor and receive a completion date. After a completion date was received, Cardinal was requested to email the Board and the owner.

7725
MEADOWBROOK

Director Leierer discussed electric vehicle stations with the Landscape Chair Jennifer Thomas. Cardinal was directed to request a proposal from Three Phase Electric to include all available possibilities.

ELECTRIC
CHARGING
STATIONS

As there were 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-0010-0307-03 for a damaged window. The owner was present. A Motion was duly made, seconded, and unanimously carried to table the matter until the wood around the window had been replaced. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting.

HEARING
#CV-0010-0307-03
DAMAGED
WINDOW

The scheduled Hearing was held for the owner with account #CV-0010-0382-01 for failure to trim the tree hanging into 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 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-0010-0403-01 for stored items on 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 \$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-0010-0403-01
STORED ITEMS
ON THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0192-03 for failure to store their trash cans out of sight from the common area. 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-0010-0192-03
TRASH CANS

The scheduled Hearing was held for the owner with account #CV-0010-0235-03 for failure to remove the trash on 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-0010-0235-03
TRASH ON THE
PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0064-02 for jumping the perimeter wall. The owner was present. A Motion was duly made, seconded, and unanimously carried to table the matter. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing at the next Meeting.

HEARING
#CV-0010-0064-02
JUMPING THE
WALL

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for un-escorted guests on September 27, 2017. 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.

HEARING
#CV-0010-0379-01
UN-ESCORTED
GUESTS

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for blocking 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.

HEARING
#CV-0010-0379-01
BLOCKING THE
GARAGE

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for guests parked in the fire lane. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$100.00 fine, in accordance

HEARING
#CV-0010-0379-01
PARKED IN THE

with the Association's Violation & Fine Policy. Cardinal was directed to advise the owner of the Hearing results.

The scheduled Hearing was held for the owner with account #CV-0010-0379-01 for un-escorted guests on October 3, 2017. 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.

Phoenix Patrol was present to discuss patrol matters. Cardinal was directed to request that the janitorial company change the soap in the restrooms. The soap was industrial grade and has an unpleasant odor.

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

The Landscape Committee reported that the landscapers were transplanting plants throughout the community, and installed mulch around the perimeter of the community. Cardinal was requested to forward the landscape contract to Jennifer Thomas for review and to review the contract for any items that need updating.

The Directors reviewed Las Flores Landscape proposal. A Motion was duly made, seconded, and unanimously carried to approve the proposal for miscellaneous items at a cost of \$392.00. Cardinal was requested to inform the vendor of the Board's decision.

The Directors reviewed the plants growing on the Association fence at 7723 Meadowbrook. Cardinal was requested to issue a work order to have them removed from the fence.

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

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

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from September 25, 2017, approving the proposal from Scott English Plumbing to replace the water main at a cost of \$2,800.00. 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 13, 2017, approving the proposal from Scott English Plumbing for miscellaneous repairs at a cost of \$1,895.03. No action was required.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee from October 13, 2017, approving the proposal

FIRE LANE

HEARING
#CV-0010-0379-01
UN-ESCORTED
GUESTS

PHOENIX PATROL
PATROL
MATTERS

POOL CMTE.

LANDSCAPE
CMTE.

LAS FLORES
APPROVED
PROPOSAL

ASSOCIATION
PLANTS

WEBSITE CMTE.

ARCH. CMTE.

MAINTENANCE
COMMITTEE

MAINTENANCE
COMMITTEE

MAINTENANCE
COMMITTEE

from Scott English Plumbing to replace the gas line at a cost of \$925.00. 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 16, 2017, approving the proposal from Scott English Plumbing to replace the water main at a cost of \$5,318.31. 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 approve the Minutes of the September 27, 2017 Regular Meeting, and the September 28, 2017 – October 17, 2017 Electronic Meeting as submitted.

The Directors reviewed the September 2017 Financial Statements. A Motion was duly made, seconded, and unanimously carried to accept the September 2017 Financial Statements as prepared, subject to audit. Cardinal was requested to run a general ledger for account #6453 and account #6390 and to reclassify any amounts that belong in reserves.

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

The Directors reviewed the collection status reports from Association Lien Services. No action was required.

The Directors reviewed the miscellaneous accounts that were showing a balance. Director Patterson would review and bring her recommendations to the next Board Meeting. Cardinal was requested to add the matter to the November 2017 Agenda.

The Directors discussed a neighbor-to-neighbor issue. Cardinal was requested to remove this item from future Agendas.

The Directors discussed a neighbor-to-neighbor issue. No action was required.

The Directors tabled review of the proposals from Accurate Termite and The Termite Guy for annual termite treatment to the next Board Meeting. Cardinal was directed to add this matter to the November 2017 Agenda, request a third bid, and to create a spreadsheet to summarize the services being offered.

The Directors reviewed Angelo Termite and Construction proposal. A Motion was duly made, seconded, and unanimously carried to deny the proposal for Annual Termite Treatment. Cardinal was requested to inform the vendor of the Board's decision.

The Directors tabled review of the proposals from CPR Construction, Island Pacific, and Vinco Construction to paint the interior north guard shack to the next

MAINTENANCE
COMMITTEE

APPROVAL OF
MINUTES

FINANCIAL
REVIEW

AGING RPT.

COLLECTION
STATUS RPTS.

MISCELLANEOUS
ACCOUNTS

NEIGHBOR-TO-
NEIGHBOR

NEIGHBOR-TO-
NEIGHBOR
ANNUAL
TERMITE
PROPOSALS

ANGELO
TERMITE

INTERIOR PAINT
NORTH GUARD

Board Meeting. Cardinal was requested to add this item to the November 2017 Agenda.

SHACK

The Directors reviewed the cease-and-desist letter that the Association attorney sent to a resident in the community. A Motion was duly made, seconded, and unanimously carried to deny the ADR the Association's attorney was recommending.

CEASE-AND-DESIST

The Directors tabled review of the proposal from Strategic Sanitation Services for large item pickup to the next Board Meeting. Cardinal was requested to add this item to the November 2017 Agenda.

LARGE ITEM PICKUP

The Directors reviewed Harvest Landscape and Las Flores Landscape proposals for large item pickup. A Motion was duly made, seconded, and unanimously carried to deny the proposals for large item pickups. Cardinal was requested to inform the vendor of the Board's decision.

LARGE ITEM PICKUP DENIED PROPOSALS

The Directors reviewed the correspondence received from CPR Construction regarding the uneven flooring at 12737 Mistybrook. A Motion was duly made, seconded, and unanimously carried to request a bid from CPR Construction to repair the uneven flooring. Cardinal was directed to request a proposal for repair and to receive a legal opinion on who was responsible for the repair.

12737 MISTYBROOK

The Directors reviewed CPR Construction's proposal. A Motion was duly made, seconded, and unanimously carried to approve CPR Construction's proposal #19954 for balcony repair at 12718 Cleardale at a cost of \$2,308.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

CPR CONST. APPROVED PROPOSALS

The Directors reviewed correspondence from the owner with account #CV-0010-0062-02 regarding the broken plants on their patio. Cardinal was requested to forward the correspondence to the landscapers and thank the owner for the correspondence.

H/O CORRES. #CV-0010-0062-02 BROKEN PLANTS

The Directors reviewed correspondence from the owner with account #CV-0010-0149-03 requesting to waive previously assessed fines. A Motion was duly made, seconded, and unanimously carried to deny the request to waive previously assessed fines. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES. #CV-0010-0149-03 WAIVER OF FINE

The Directors reviewed correspondence from the owner with account #CV-0010-0236-04 requesting the waiver of previously assessed late charge. A Motion was duly made, seconded, and unanimously carried to deny the request to waive the previously assessed late charge. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES. #CV-0010-0236-04 WAIVER OF LATE CHARGE

The Directors reviewed the correspondence from the owner with account #CV-0010-0288-04 requesting to waive previously assessed fines. A Motion was duly made, seconded, and unanimously carried to deny the request to waive previously

H/O CORRES. #CV-0010-0288-04 WAIVER OF FINE

assessed fines. Cardinal was requested to inform the owner of the Board's decision and to clarify why the owner was fined.

The Directors reviewed the correspondence from the owner with account #CV-0010-0322-02 requesting to waive previously assessed fines. A Motion was duly made, seconded, and unanimously carried to deny the request to waive previously assessed fines. Cardinal was requested to inform the owner of the Board's decision.

The Directors tabled review of the correspondence from the owner with account #CV-0010-0325-01 to the next Board Meeting. Cardinal was directed to request a picture of both vehicles to prove they would not fit in the garage, and to add this item to the next Agenda.

The Directors tabled review of the correspondence from the owner with account #CV-0010-0478-01 to the next Board Meeting. Cardinal was requested to add the item to the next Agenda and to rewrite the rules that were being addressed in the correspondence.

The Directors reviewed the vehicle decal correspondence. Cardinal was requested to send the vehicle decal request form to all the owners who have not requested a new vehicle decal and add that January 1, 2018 was the cutoff date. After that date, Phoenix Patrol would start citing vehicles that do not have a blue vehicle decal. Cardinal was requested to email the letter to the Board before Cardinal distributes it.

The Directors tabled review of the community pools to the next Board Meeting. Cardinal was requested to total the two pools and insert the amount into a spreadsheet.

A Motion was duly made, seconded, and unanimously carried to heat the center pool this winter. Cardinal was requested to inform Aquatrends of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to hold the next scheduled Board Meeting on November 15, 2017.

There being no further business, the Meeting was adjourned at 8:21 p.m.

Submitted by: Lisa Bryce, Account Manager

ATTEST:

Jubal Leierer, President

Date

H/O CORRES.
#CV-0010-0322-02
WAIVER OF FINE

H/O CORRES.
#CV-0010-0325-01
GARAGE

H/O CORRES.
#CV-0010-0478-01
MISCELLANEOUS
ITEMS

VEHICLE DECAL
CORR.

POOL HEAT
DISCUSSION

CENTER POOL

NEXT BOARD
MEETING

ADJOURN

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 October 25, 2017, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

Draft