

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 24, 2018

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, October 24, 2018, at the Smoketree Clubhouse. Director Jubal Leierer called the Meeting to order at 6:32 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  
Allan Kang  
Dung Luu  
Mayela Ramirez – Phoenix Patrol  
Geno Servello  
William Stitt  
Suzette Toledo

The Directors reviewed correspondence from the owner with account #CV-0010-0148-05 regarding smoking in the community. The owner was present to provide a smoking survey to be mailed to the membership. A Motion was duly made, seconded, and unanimously carried to approve the smoking survey to be mailed to the membership. Cardinal was directed to make changes to the survey and mail the survey to the membership, and add this item to the November 2018 Agenda.

H/O CORRES.  
#CV-0010-0148-05  
SMOKING IN THE  
COMMUNITY

The Directors reviewed correspondence from the owner with account #CV-0010-0141-02 regarding smoking in the community. Cardinal was directed to thank the owner for the correspondence and advise that the smoking survey would be mailed to the membership.

H/O CORRES.  
#CV-0010-0141-02  
SMOKING IN THE  
COMMUNITY

Director Leierer opened the Homeowner Forum.

H/O FORUM

The owner of 12680-K Briarglen was present to discuss a petition to allow signs to be allowed on the Association's fence. The Board requested the owner to write the new rule and mail it to Cardinal by November 19, 2018 so it may be reviewed at the November 2018 Board Meeting. Cardinal was directed to add this item to the November 2018 Board Meeting.

12680-K  
BRIARGLEN

The owner of 7770-M Ramsdale was present to discuss a violation letter he received for an oil stain on the carport. The owner stated the carport #719 did not belong to him. Cardinal was directed to send a closed-in-error letter to the owner.

7770-M  
RAMSDALE

The owner of 12655-B Glendale was present to discuss the street sweeper not coming this week. Cardinal was directed to follow up with the street sweeping company and inquire when they would be back on the property.

12655-B  
GLENDALE

The owner of 12702 Fallbrook was present to discuss the trash pickup rules for the Townhomes. The owner states she received the wrong rules. The Board advised the owner that there was only one set of rules and owners of the Townhomes were responsible to pay for their trash pickup, but were allowed to utilize the condominium side trash bins if they did not wish to pay for trash pickup. Additionally, the owner was advised that she was responsible to pay the balance with CR&R. Cardinal was directed to advise CR&R that the Townhomes owners of Crosspointe were allowed to utilize the trash bins on the condominium side.

12702  
FALLBROOK

The owner of 7732 Meadowbrook was present to discuss plumbing work that was performed at his residence. The owner stated that the plumbing leak was not caused by his unit and would like to be reimbursed. Cardinal was directed to contact the vendor via email and include the owner to request information on the plumbing issue, and to add this item to the November 2018 Agenda.

7732  
MEADOWBROOK

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-0010-0314-01 for not parking their vehicles in the garage. The owner was present. A Motion was duly made, seconded, and unanimously carried to close the matter as the violation had been corrected, and waive the previously assessed fine in the amount of \$50.00. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0314-01  
PARKING  
VIOALTION

The scheduled Hearing was held for the owner with account #CV-0010-0151-01 for items attached to 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-0010-0151-01  
ITEMS  
ATTACHED TO  
THE FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0159-02 for garden tools being 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-0010-0159-02  
GARDEN TOOLS  
IN THE PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0161-02 for decorations on the Association's wall and 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-0010-0161-02  
DECORATIONS  
ON WALL AND  
FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0161-02 for 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 as the violation had been corrected. Cardinal was directed to advise the owner of the Hearing results.

HEARING  
#CV-0010-0161-02  
PLANTS ON  
ASSOCIATION  
FENCE

The scheduled Hearing was held for the owner with account #CV-0010-0192-03 for having dead potted plants on 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  
DEAD POTTED  
PLANTS

The scheduled Hearing was held for the owner with account #CV-0010-0192-03 for plants needing trimming on 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  
PLANTS  
NEEDING  
TRIMMING

The scheduled Hearing was held for the owner with account #CV-0010-0195-03 for having children's toys on 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-0010-0195-03  
CHILDREN'S  
TOYS

The scheduled Hearing was held for the owner with account #CV-0010-0198-02 for having a trash can and mop on 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-0010-0198-02  
TRASH CAN AND  
MOP ON PATIO

The scheduled Hearing was held for the owner with account #CV-0010-0338-01 for having a banner on the front window. 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-0010-0338-01  
BANNER ON THE  
WINDOW

The scheduled Hearing was held for the owner with account #CV-0010-0131-01 for noise nuisance. The owner was 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-0010-0131-01  
NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV-0010-0249-03 for having a pet off a leash. 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-0010-0249-03  
PET OFF LEASH

Mayela Ramirez of Phoenix Patrol was present to discuss patrol issues, and vehicles being towed in the community. Additionally Mayela advised that the guard that had been previously discussed and he had been removed from the premises. Director Leierer reported observing two gate attendants in the south guard shack on occasion, and requested that Phoenix Patrol ensures that guards wear their vests at night. No action was required.

PATROL REPORT

The Directors tabled discussion regarding the south guard shack gate attendant to the next Board Meeting. Cardinal was requested to add the item to the January 2019 Agenda.

SOUTH GUARD  
SHACK

The Pool Committee reported that the broken chair located at the north pool was still there and needed to be removed, and the door at the center pool not working properly. Cardinal was directed to issue a work order to check the door of the center pool, and follow up when the broken chair would be removed.

POOL  
COMMITTEE

The Directors reviewed Las Flores Landscape, Inc.'s proposals. A Motion was duly made, seconded, and unanimously carried to approve Las Flores Landscape, Inc.'s proposal #6939 to install mulch at a cost of \$2,000.00; proposal #6940 to install

LANDSCAPE  
COMMITTEE

bougainvillea along the perimeter wall at a cost of \$3,550.00; proposal #6941 to install calliandra vines and lavender shrubs at a cost of \$1,084.00; and proposal #6942 to remove seven tree stumps at a cost of \$1,750.00. Cardinal was requested to inform the vendor of the Board's decision, and remind the landscape company not to landscape along the wall of the DMV as the wall was to be removed.

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 October 16, 2018, approving the proposal from Peak Lighting and Electric, Inc. to reinstall the light pole that fell along Briarglen Loop at a cost of \$1,227.35. 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 September 26, 2018 Regular Meeting Minutes, as submitted.

The Directors reviewed the September 2018 Financial Statement. The Board was advised that items in account numbers #6305, #6356, and #6390 were relocated to balance the financial statement. A Motion was duly made, seconded, and unanimously carried to accept the September 2018 Financial Statement. No action was required.

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

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 #937-675-55. Cardinal was requested to inform the collection attorney of the Board's decision.

The Directors discussed the Accurate Termite and Pest Control repair matrix, and were would be evaluating the work that had been previously approved. Cardinal was directed to send a follow up email to Accurate Termite to request the date the work would commence.

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 #40020 to perform termite treatment and wood repairs at 7712 Rockybrook at a cost of \$2,346.00. Cardinal was requested to inform the owner and vendor of the Board's decision.

The Directors reviewed CPR Construction's proposals. A Motion was duly made, seconded, and unanimously carried to approve Cardinal to obtain additional bids 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.

WEBSITE  
COMMITTEE  
ARCHITECTURAL  
COMMITTEE  
MAINTENANCE  
COMMITTEE

APPROVAL OF  
MINUTES

FINANCIAL  
REVIEW

AGING REPORT

LIEN  
RESOLUTIONS

ACCURATE  
TERMITE  
MATRIX

ACCURATE  
TERMITE'S  
PROPOSAL

CPR  
CONSTRUCTION  
PROPOSALS

Cardinal was requested to inform the vendor of the Board's decision, and add this item to the November 2018 Agenda.

The Directors reviewed correspondence from the owner with account #CV-0010-0100-02 requesting a variance for a commercial vehicle. A Motion was duly made, seconded, and unanimously carried to approve the variance for the commercial vehicle. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0100-02  
COMMERCIAL  
VEHICLE

The Directors reviewed correspondence from the owner with account #CV-0010-0159-02 requesting a previously assessed fine in the amount of \$50.00 be waived. A Motion was duly made, seconded, and unanimously carried to approve the waiving the previously assessed fine in the amount of \$50.00. Cardinal was requested to inform the owner of the Board's decision, and advise that the fine was waived due to the owner parking both vehicles in the garage and request that they continue to park the vehicles in the garage.

H/O CORRES.  
#CV-0010-0159-02  
WAIVE FINE

The Directors reviewed correspondence from the owner with account #CV-0010-0162-02 regarding the bulldozer concerns. Cardinal was requested to thank the owner for the correspondence.

H/O CORRES.  
#CV-0010-0162-02  
BULLDOZER  
CONCERNS

The Directors reviewed correspondence from the owner with account #CV-0010-0162-02 regarding the concerns with a Board member. Cardinal was requested to thank the owner for the correspondence.

H/O CORRES.  
#CV-0010-0162-02  
BOARD MEMBER  
CONCERNS

The Directors reviewed correspondence from the owner with account #CV-0010-0162-02 regarding pest control concerns, and requesting a rule change to not allow pot saucers on the patios. A Motion was duly made, seconded, and unanimously carried to deny the request for a rule change. Cardinal was requested to inform the owner of the Board's decision, and send a message to the membership and upload to the website about the mosquitos in the community.

H/O CORRES.  
#CV-0010-0162-02  
PEST CONTROL  
CONCERNS

The Directors reviewed correspondence from the owner with account #CV-0010-0225-04 requesting the Association to pay the trash disposal for the Townhomes. A Motion was duly made, seconded, and unanimously carried to deny the request to pay for the trash disposal. Cardinal was requested to inform the owner of the Board's decision.

H/O CORRES.  
#CV-0010-0225-04  
TRASH DISPOSAL

The Directors reviewed correspondence from the owner with account #CV-0010-0285-05 regarding the stray cats in the community. Cardinal was requested ask the owner to provide a solution for the Board to review.

H/O CORRES.  
#CV-0010-0285-05  
STRAY CATS

The Directors reviewed the Inspector of Election proposal from Cardinal. A Motion was duly made, seconded, and unanimously carried to have an Inspector of Election from Cardinal attend the Annual Meeting at a cost of \$100.00 per hour.

INSPECTOR OF  
ELECTION

There being no further business, the Meeting was adjourned at 8:07 p.m.

ADJOURN

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 October 24, 2018, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

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