

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 28, 2020

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, October 28, 2020, via teleconference, meeting ID# 931-6275-2239. Director Jennifer Thomas called the Meeting to order at 6:37 p.m.

CALL TO  
ORDER

Directors Present: Jeff Jones  
Marisa Patterson  
Kathleen Shannon  
Jennifer Thomas  
Berna Valenzuela

Directors Absent: None

Representing Cardinal: Theresa Hirschman, Account Manager  
April Dana, Assistant Account Manager

Others Present: See attached

Mayela Ramirez of Phoenix Patrol was present to provide a patrol report. Director Jones inquired if the areas which had two cars vandalized had been identified. Additionally, it was reported that there was a resident of Crosspointe Homeowners Association had been taken to a facility for review,

PHOENIX  
PATROL

The Directors reviewed a proposal from Phoenix Patrol for additional attendants to be placed at gates in the community, A Motion was duly made, seconded, and unanimously carried to table the proposal from Phoenix Patrol to the November 2020 Board Meeting.

PHOENIX  
PATROL  
PROPOSAL

The patrol reports provided were reviewed by the Board. No action was required.

PATROL  
REPORTS  
H/O FORUM

Director Thomas opened the Homeowner Forum.

The owner of 7702 Marbrook Way was present to request the Association to contact the business complex next to the Association and request the trees be trimmed as soon as possible.

7702  
MARBROOK

The owner of 12615 Briarglen Loop Unit N was present to inquire about the upcoming community paint project and if painting a different color would be considered. The homeowner also inquired if painting the community a different color would cost more money.

12615  
BRIARGLEN  
UNIT N

The owner of 12621 Moordale Unit B was present to inquire about a water leak in the community would be repaired as she had tripped on a Board covering a hole due to the water leak near her stairs. Additionally, the owner advised that she was still experiencing a strong odor of smoke in her unit due to neighbors smoking in their units.

12621  
MOORDALE  
UNIT B

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 homeowner with account #CV1019066 for smoking in the community. The owner was not present but sent correspondence to advise that the tenants in the unit have not smoked in the unit for months. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance until the November 2020 Board Meeting for further discussion. Cardinal was directed to place the item on the agenda for further discussion.

HEARING  
CV1019066

The scheduled Hearing was held for the homeowner with account #CV1010495 for failure to remove a wire hanging from the satellite dish. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$200.00 fine in accordance with the Association's Violation and Fine Policy and call the owner to a Hearing at the next Board Meeting. Cardinal was directed to notify the homeowner and schedule a Hearing for the November Board Meeting.

HEARING  
CV1010495

The scheduled Hearing was held for the homeowner with account #CV1014007 for stored items on the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$200.00 fine in accordance with the Association's Violation and Fine Policy and call the owner to a Hearing at the next Board Meeting. Cardinal was directed to notify the homeowner and schedule a Hearing for the November Board Meeting.

HEARING  
CV1014007

The scheduled Hearing was held for the homeowner with account #CV1010805 for a noise nuisance. The homeowner was not present but sent correspondence stating that he would not accept the previous fines as he felt that an explanation of the violation had not been provided. A Motion was duly made, seconded, and unanimously carried to impose a \$200.00 fine in accordance with the Association's Violation and Fine Policy and call the owner to a Hearing at the next Board Meeting. Cardinal was directed to notify the homeowner and schedule a Hearing for the November Board Meeting.

HEARING  
CV1010805

The scheduled Hearing was held for the homeowner with account #CV1019523 for plant material that needed to be trimmed. The homeowner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation as the plant material had been noted to have been trimmed. Cardinal was directed to notify the homeowner of the Board's decision.

HEARING  
CV1019523

The scheduled Hearing was held for the homeowner with account #CV1014415 for smoking in the community. The homeowner was not present. A Motion was duly made, seconded, and unanimously carried to impose a \$200.00 fine in accordance with the Association's Violation and Fine Policy and call the owner to a Hearing at the next Board Meeting. Cardinal was directed to notify the homeowner and schedule a Hearing for the November Board Meeting.

HEARING  
CV1014415

The scheduled Hearing was held for the homeowner with account #CV1014919 for stored items on the balcony. The homeowner was not present. A Motion was duly

HEARING  
CV1014919

made, seconded, and unanimously carried to impose a \$200.00 fine in accordance with the Association's Violation and Fine Policy and call the owner to a Hearing at the next Board Meeting. Cardinal was directed to notify the homeowner and schedule a Hearing for the November Board Meeting.

The scheduled Hearing was held for the homeowner with account #CV1014757 for smoking in the community. The owner was not present but sent correspondence to advise that the tenants deny smoking in the unit and/or the community. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance until the November 2020 Board Meeting for further discussion. Cardinal was directed to place the item on the agenda for further discussion.

HEARING  
CV1014757

The scheduled Hearing was held for the homeowner with account #CV1012753 for smoking in the community. The owner was not present but sent correspondence to advise that they denied smoking in the unit and/or the community. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance until the November 2020 Board Meeting for further discussion. Cardinal was directed to place the item on the agenda for further discussion.

HEARING  
CV1012753

The scheduled Hearing was held for the homeowner with account #CV1010352 for plant material that needed to be trimmed. The homeowner was not present. A Motion was duly made, seconded, and unanimously carried to close the violation as the plant material had been noted to have been trimmed. Cardinal was directed to notify the homeowner of the Board's decision.

HEARING  
CV1010352

The scheduled Hearing was held for the homeowner with account #CV1014605 for a parking violation. The homeowner 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 and Fine Policy and call the owner to a Hearing at the next Board Meeting. Cardinal was directed to notify the homeowner and schedule a Hearing for the November Board Meeting.

HEARING  
CV1014605

The Pool Committee provided a general report on the condition of the pool in the community noting that the pool tiles needed to be cleaned. Cardinal was directed to provide an equipment pool room key to Director Jones to enable him to review the pool service logs.

POOL COMM.

The Landscape Committee provided a general report noting there was a proposal from Las Flores Landscape for review. A Motion was duly made, seconded, and unanimously carried to approve items #4, #8, #10, #11, and #13 at a total cost of \$4,444.00. Cardinal was directed to notify the vendor of the Board's decision.

LANDSCAPE  
COMM.

There was no report provided by the Website Committee.

WEBSITE COMM.

There was no report provided by the Architectural Committee.

ARCHITECTURAL  
COMM.

A Motion was duly made, seconded, and unanimously carried to ratify a proposal from Accurate Termite for termite repairs at 7701 Westbrook at a cost of \$490.00, a proposal from Partners Plumbing for repairs at 7701 Westbrook at a cost of \$1,970.00, a proposal from Partners Plumbing for repairs at 7720 Elmdale at a cost of \$1,750.00, and a proposal from Partners Plumbing for repairs at 12621 Moordale Unit D at a cost of \$2,420.00. Cardinal was directed to send copies of the ratified proposals to the vendors for their records.

MAINTENANCE  
COMM.

A Motion was duly made, seconded, and unanimously carried to approve the September 23, 2020 Regular Meeting Minutes, as written.

APPROVAL OF  
MINUTES

The Directors reviewed the September 2020 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the September 2020 Financial Statement as submitted, subject to audit.

FINANCIAL  
REVIEW

The Board reviewed the aging report. No action was required.

AGING REPORT

The Directors reviewed the assessment account for the owner with account #CV1014093 and the defaulted payment plan. A Motion was duly made, seconded, and unanimously carried to send the account to the collection attorney. Cardinal was directed to notify the accounting department of the Board's decision.

ASSESSMENT  
ACCOUNT  
CV1014093

The Board reviewed a Resolution to record a lien for the owner with account #CV1012097. Cardinal reported the account had been paid. No action was required.

LIEN REVIEW  
CV1012097

The Board reviewed a Resolution to record a lien for the owner with account #CV1014522. Cardinal reported the account had been paid. No action was required.

LIEN REVIEW  
CV1014522

The Board reviewed a proposal from Ross Construction Management for project management services for the upcoming deck project in the community. A Motion was duly made, seconded, and unanimously carried to table the proposal to a Special Meeting with a representative from Ross Construction Management. Cardinal was directed to coordinate a meeting with Ross Construction Management and advise the Board of the date of the Special Meeting.

DECK  
MANAGEMENT  
PROPOSAL

The Board reviewed proposals from Accurate Termite. A Motion was duly made, seconded, and unanimously carried to approve termite repair proposals #59702 for 735 Briarglen Unit J at a cost of \$1,325.00, #59404 for 12620 Briarglen Unit B at a cost of \$277.00, #12651 Glendale at a cost of \$675.00, #60053 for 12651 Scottsdale at a cost of \$1,745.00, and #60053 for 12680 Ferndale at a cost of \$570.00. Cardinal was directed to notify the vendor of the Board's decision.

ACCURATE  
TERMITE REPAIR  
PROPOSALS

The Board reviewed proposals from O.C.B.S. A Motion was duly made, seconded, and unanimously carried to approve miscellaneous repair #23357 for entry deck repairs at 12618 Lansdale at a cost of \$3,224.00, #23351 for gutter repairs at 12681 & 12663 Newdale at a cost of \$5,980.00, #23373 for carport repairs at 12657 Scottsdale at a cost of \$973.00, #23374 for entry deck repairs for 12621 Cleardale at a cost of

O.C.B.S.  
REPAIR  
PROPOSALS

\$5,503.00, #23393 for a monument repairs at a cost of \$1,889.00, and #23352 for utility door repairs at 12618 Lansdale at a cost of \$2,750.00. Additionally, A Motion was duly made, seconded, and unanimously carried to deny O.C.B.S. proposal #23350 for gate repairs at 12618 Lansdale as the gate was the responsibility of the homeowner. Cardinal was directed to notify the vendor of the Board's decision.

The Board reviewed a request for a service rate increase from Sun Sweeping. A Motion was duly made, seconded, and unanimously carried to approve the increase effective January 1, 2021. Cardinal was directed to notify the vendor of the Board's decision and obtain three additional proposals for street sweeping the condominium side twice per month and townhome side twice per month.

The Board discussed the display of outdoor seasonal decorations. A Motion was duly made, seconded, and unanimously carried to approve a reminder notice to be sent to all homeowners regarding the display of outdoor seasonal decorations.

The Board reviewed and discussed the Association's Violation and Fine Policy noting that they would like to consider a rule change which would include each homeowner complaint to be a violation. Cardinal was directed to provide a sample Violation and Fine Policy for review at the next Board Meeting.

The Directors reviewed correspondence from the owner with account #CV1010382 who reported that there are children who ride and play in the community and cause damage to the common areas. The Board determined that a violation letter would be sent to 12619 Cleardale to advise the homeowners to watch their children and stop them from damaging the common areas.

The Directors reviewed correspondence from the owner with account #CV1014412 requesting a fine waiver for past violations that had been resolved. A motion was duly made, seconded, and unanimously carried to approve the waiver of the \$50.00 fine. Cardinal was directed to notify the homeowner and the accounting department of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV1014476 requesting a waiver of the decal fee. A Motion was duly made, seconded, and unanimously carried to approve the waiver of the decal fee as a one-time courtesy to the homeowner. Cardinal was directed to notify the homeowner and the accounting department of the Board's decision.

The Directors reviewed correspondence from the owner with account #CV1014501 who provided information on the consideration of a CC&R Amendment for smoking in the community. Cardinal was directed to send a letter to the homeowner thanking them for the information.

The Work Order and Site Inspection reports were reviewed. No action was required.

SUN SWEEPING  
RATE INCREASE

SEASONAL  
DECORATIONS

VIOLATION AND  
FINE POLICY

H/O CORR.  
CV1010382

H/O CORR.  
CV1014412

H/O CORR.  
CV1014476

H/O CORR.  
CV1014501

REPORTS  
REVIEW

The Annual Calendar was reviewed.

ANNUAL CAL.

There being no further business, the Meeting was adjourned at 8:15 p.m. to the Executive Session.

ADJOURN

Submitted by: April Dana, Assistant Account Manager

SUBMITTED

ATTEST:

ATTEST

\_\_\_\_\_  
Jennifer Thomas, 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 28, 2020, as approved by the Board Members in attendance of the Meeting.

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

\_\_\_\_\_  
Date

