

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 22, 2010

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 22, 2010 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
Dan Moyer
Marisa Patterson

Directors Absent: None

Representing Cardinal: Farrah Esquer, CCAM, CMCA, AMS, PCAM

Patrick O'Brien, Personal Touch Cleaning & Maintenance, Inc was present to discuss janitorial costs. It was noted that the Association had been charged a per piece amount for each trash can liner used and the Board expressed concern with the large volume of janitorial supplies being used and charged. Patrick O'Brien expressed that he had reviewed the invoices and found that the Association was being overcharged for the amount of supplies being used. Mr. O'Brien agreed to perform a full review analysis of the janitorial supplies charged to the Association over the past year and issue any credit due.

PERSONAL
TOUCH COST
REVIEW

The Homeowner Forum was opened by the President, Jeff Gollin.

H/O FORUM

An owner was present to report that residents were using shampoo when taking a shower in the pool area. The Board stated there were no current rules preventing that action. The owner reported the lights on Northbrook, Brookdale, Newbrook and Fallbrook were on until 10:00 a.m. each morning. Cardinal was instructed to follow up with Service 1st Lighting on this issue. In addition, the #1 dumpster had a broken latch. Cardinal was instructed to issue a work order to get this repaired and to have the doors on the other dumpsters checked.

An owner was present to report that the ivy planted on the side of his residence was dead and that he believed the soil needed to be aerated to get it to grow as it was very compact. Cardinal was instructed to have Las Flores Landscape review this area. In addition, the owner reported that children were playing around his residence and were very noisy. The Board explained the situation that had been discussed with the neighbor and believed that the matter had been addressed.

An owner was present to inquire as to what type of magnolia had been installed on the side of Crestbrook Way. The Board explained what type of magnolia was planted. The owner also reported that there was a six foot by six foot dirt area near the north pool that was being used as a cat litter box. Cardinal was instructed to have Las Flores Landscape to provide a proposal to install plant material in that area.

H/O FORUM
CLOSED

The Homeowner Forum was closed.

The scheduled Hearing was held for the member with account #CV-0010-0016-01 for failure to install a lock on the carport storage unit. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a fine in the amount of \$100.00 in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0016-01

The scheduled Hearing was held for the member with account #CV-0010-0016-01 for storing a vehicle in the carport. The owner was not present. As the violation had been corrected, Cardinal was requested to close the violation.

HEARING-
#0010-0016-01

The scheduled Hearing was held for the member with account #CV-0010-0016-01 for owning a vehicle with no license plates that had received four citations in less than a six month period. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a fine in the amount of \$200.00 (\$50.00 per citation) in accordance with the Association's Violation & Fine Policy.

HEARING-
#0010-0016-01

The scheduled Hearing was held for the member with account #CV-0010-0146-01 for failure to remove the unapproved screen door. The owner was not present. A Motion was duly made, seconded and unanimously carried to impose a fine in the amount of \$100.00 in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0146-01

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to affix a parking decal. 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 schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0264-01

The scheduled Hearing was held for the member with account #CV-0010-0264-01 for failure to remove the aluminum foil covering the rear patio door. 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 schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0264-01

The scheduled Hearing was held for the member with account #CV-0010-0282-04 for failure to remove the holiday lights from the residence. The owner was not present. As the violation had been corrected, Cardinal was requested to close the violation.

HEARING-
#0010-0282-04

The scheduled Hearing was held for the member with account #CV-0010-0360-02 for failure to remove and reinstall the satellite dish in accordance with the Association's guidelines, and make the required roof repairs. The owner was not present. It was noted that the satellite dish had been removed. Cardinal was requested to issue a work order to Royal Roofing to make the necessary repairs. A Motion was duly made, seconded and unanimously carried to assess the owner's account the cost of the repairs.

HEARING-
#0010-0360-02

The scheduled Hearing was held for the member with account #CV-0010-0392-02 for storing items in the carport. 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, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0392-02

The scheduled Hearing was held for the member with account #CV-0010-0450-03 for failure to clean up the oil stains in the carport and to maintain the area on a regular basis. A Motion was duly made, seconded and unanimously carried to impose a fine of \$100.00 in accordance with the Association's Violation and Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0450-03

The scheduled Hearing was held for the member with account #CV-0010-0475-04 for failure to park in the garage. The owner was not present. As the owner failed to allow Phoenix Patrol to inspect the garage and vehicle and the owner continued to not park their vehicle in the garage, a Motion was duly made, seconded and unanimously carried to impose a fine of \$100.00 in accordance with the Association's Violation and Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING-
#0010-0475-04

The scheduled Hearing was held for the member with account #CV-0010-0058-05 for failure to clean up the oil stains in the carport and to maintain the area on a regular basis. As the violation had been corrected, Cardinal was requested to close the violation.

HEARING-
#0010-0058-05

The scheduled Hearing was held for the member with account #CV-0010-0070-05 for parking a vehicle in the carport without a decal displayed in the windshield. A Motion was duly made, seconded and unanimously carried to impose a fine in the

HEARING –
#0010-0070-05

amount of \$50.00 in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

The scheduled Hearing was held for the member with account #CV-0010-0075-02 for failure to remove the caged bird on the patio that was creating a noise disturbance during the day and night hours. The Directors reviewed the response received from the owner. As the violation had been corrected, Cardinal was requested to close the violation and thank the owner for addressing the issue and removing the bird and cage from the patio.

HEARING –
#0010-0075-02

The scheduled Hearing was held for the member with account #CV-0010-0149-02 for installing a porch light without prior architectural approval. It was noted that the owner had responded to the Hearing notice and would be submitting an architectural application. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting and to follow up with the owner on submitting the application.

HEARING –
#0010-0149-02

The scheduled Hearing was held for the member with account #CV-0010-0194-02 for failure to park their vehicles in the garage when not in use. 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, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting

HEARING –
#0010-0194-02

The scheduled Hearing was held for the member with account #CV-0010-0214-03 for failure to install a lock on the carport storage unit. The owner was not present. As the violation had been corrected, Cardinal was requested to close the violation.

HEARING -
#0010-0214-03

The scheduled Hearing was held for the member with account #CV-0010-0249-03 for parking a vehicle in the carport without a decal displayed in the windshield. A Motion was duly made, seconded and unanimously carried to impose a fine in the amount of \$50.00 in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING –
#0010-0249-03

The scheduled Hearing was held for the member with account #CV-0010-0270-03 for failure to clean up the oil stains in the carport and to maintain the area on a regular basis. A Motion was duly made, seconded and unanimously carried to impose a fine of \$50.00 in accordance with the Association's Violation and Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING –
#0010-0270-03

The scheduled Hearing was held for the member with account #CV-0010-0281-

HEARING –

02 for failure of a minor child of the residence for not putting on a bicycle helmet after being told by the guard one was required while riding around the Association on a bicycle. The owner was not present. The response from the owner was reviewed by the Directors. A Motion was duly made, seconded and unanimously carried to impose a fine of \$50.00 in accordance with the Association's Violation and Fine Policy, as the violation had not been corrected after receiving a warning by Phoenix Patrol. Cardinal was requested to thank the owner for their response and inform them of the Directors decision stating that if the violation happens again another Hearing will be held and additional fines could be imposed.

#0010-0281-02

The scheduled Hearing was held for the member with account #CV-0010-0374-02 for allowing the dogs in the residence to bark continually throughout the day for long periods of time. The owner was not present. The Directors reviewed the response received from the owner. As the dog barking had been a continual issue, a Motion was duly made, seconded and carried to impose a fine of \$50.00 in accordance with the Association's Violation and Fine Policy. Dan Moyer abstained. Cardinal was requested to thank the owner for their response and inform them of the Directors decision stating that if the violation happened again another Hearing would be held and additional fines could be imposed.

HEARING –
#0010-0374-02

The scheduled Hearing was held for the member with account #CV-0010-0388-01 for parking a vehicle in the carport without a decal displayed in the windshield. A Motion was duly made, seconded and unanimously carried to impose a fine in the amount of \$50.00 in accordance with the Association's Violation & Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING –
#0010-0388-01

The scheduled Hearing was held for the member with account #CV-0010-0443-03 for allowing the dogs in the residence to bark continually throughout the day for long periods of time. The owner was not present. The Directors reviewed the response received from the owner. As the owner had indicated the issue was being addressed, the Board agreed to allow another 30 days to correct the problem. Cardinal was requested to thank the owner for her response and inform her of the Board's decision that they appreciated her efforts to correct the violation. In addition, Cardinal was to inform the owner that if further complaints were received, another Hearing would be scheduled and fines could be imposed.

HEARING –
#0010-0443-03

The scheduled Hearing was held for the member with account #CV-0010-0444-04 for failure to clean up the oil stains in the carport and to maintain the area on a regular basis. A Motion was duly made, seconded and unanimously carried to impose a fine of \$50.00 in accordance with the Association's Violation and Fine Policy, as the violation had not been corrected. Cardinal was requested to schedule a follow-up Hearing for the next Board Meeting.

HEARING –
#0010-0444-04

The scheduled Hearing was held for the member with account #CV-0010-0486-

HEARING –

02 for parking a vehicle in the carport without a decal displayed in the windshield. The Board reviewed the response received from the owner. As the violation had been corrected, Cardinal was requested to close the violation. #0010-0486-02

It was reported by Phoenix Patrol that bicycles were being stolen in the Association again and the guards were reporting the incidents to the police. It was decided that a note would be added to the website to inform the owners of the issue. In addition, Cardinal was requested to include a note on the next statement informing the residents of the stolen bicycles and it was everyone's responsibility to protect their property and that they could be placed on the patio. PHOENIX PATROL - STOLEN BICYCLES

Phoenix Patrol was requested to inform the guards to notify Cardinal of the various citations they issued so violation letters could be issued to the owners responsible. CITATION REPORTING

It was reported that the computer at the south guard shack was not working. A Motion was duly made, seconded and unanimously carried to authorize Jeff Gollin to purchase a new computer and to submit the receipt for reimbursement. The new computer would be installed in the north shack and the computer currently in the north shack will be moved to the south shack. NEW COMPUTER

Review of the phone and Internet plan for the guard house was tabled until after the new computer was purchased. PHONE & INTERNET PLAN

The Directors discussed the tree trimming proposal from Las Flores Landscape. Cardinal was directed to obtain two more proposals for this work for their review. TREE TRIMMING

Discussion was held regarding the reimbursement request from Jim Glenn for the purchase of 20 magnolia trees. A Motion was duly made, seconded and unanimously carried to approve the reimbursement of Jim Glenn in the amount of \$684.94 for the purchase of 20 magnolia trees. The cost was to be charged to operating. PURCHASE OF MAGNOLIA TREES

The Directors reviewed correspondence sent to Golden State Water Company regarding conservation and the rising cost of water. No response had been received to date. Cardinal was requested to follow up with Golden State and to send the same letter to Hydro Point to see if they could review the current installation and provide an evaluation for better conservation. WATER USAGE

It was reported that the east side skimmer at the south pool was broken. Cardinal was instructed to issue a work order to Aquatrends have the skimmer repaired or replaced. POOL COMMITTEE

Discussion was held regarding what date the pool heaters should be turned off. The Directors decided to have the pool heaters turned off at the north and south pools POOL HEAT

on Monday, October 4, 2010. Cardinal was directed to notify Aquatrends of the date to turn off the pool heat.

Cardinal was requested to add new tables for the pool areas to the agenda for April 2011.

Discussion was held regarding discontinuing the real estate listings on the bulletin board and allowing listings on the website for a fee. It was decided to charge a \$30.00 fee per month (30 days) for an ad on the website with a \$30.00 minimum. This fee would include advertising on the bulletin board. It was determined that Cardinal would collect the checks and email Jeff Gollin when the checks were received so the ad could be posted on the website and the bulletin board.

Cardinal was directed to add that the owner was required to submit a Notice of Completion to the architectural request approval form.

A Motion was duly made, seconded and carried to approve the Minutes of the August 25, 2010 Regular Meeting as written. Dan Moyer abstained.

A Motion was duly made, seconded and unanimously carried to accept the August 2010 Financial Statement, as presented.

Discussion was held regarding the 2010/2011 proposed. A Motion was duly made, seconded, and unanimously carried to approve the 2010/2011 proposed budget, with revisions, including a \$12.00 per month increase to the monthly assessments.

Discussion was held regarding the write-off of the outstanding balance remaining on account #CV-0010-0392-02 in the amount of \$5,000.10. A Motion was duly made, seconded, and unanimously carried to approve the write-off of the remaining balance of \$5,000.10 on account #CV-0010-0392-02.

The Directors reviewed the status reports received from MLG. It was noted that the Directors were still very dissatisfied with the lack of service received from MLG. They were not providing updated status reports and not actively pursuing delinquent accounts. Cardinal was requested to send a letter to MLG expressing their concerns.

The Directors reviewed the proposal for laptop insurance coverage from The Harry W. Gorst Company. Cardinal was instructed to obtain a proposal from Prendiville Insurance for a separate inland marine coverage policy for the laptops. Dan Moyer agreed to obtain pricing on the laptops and report to the Board.

The Directors reviewed the wood replacement and painting proposals submitted by Brooker Associates, MC Builder Corp., Pilot Painting & Construction, and PrimeCo Painting, Inc. Don Sabella and Stacy Brooker were present to discuss the

TABLES

WEBSITE
COMMITTEE-
REAL ESTATE
ADS

ARCHIT.
COMMITTEE

APPROVAL
OF MINUTES

FINANCIAL
REVIEW

PROPOSED
BUDGET

WRITE-OFF
BALANCE
#0010-0392-02

MCINTYRE
LAW OFFICE

LAPTOP
INSURANCE

WOOD
REPLACEMENT
& PAINTING

wood replacement project. They agreed to revise the painting proposal portion and resubmit it for the Directors' review. Cardinal was requested to invite PrimeCo to the October Board Meeting at 6:30 p.m. and to invite MC Builder Corp. to the November Meeting to discuss their wood replacement and painting proposals.

PROPOSALS

The Directors reviewed the color schemes prepared by Vista Paint. A Motion was duly made, seconded and carried to keep the current color scheme. Dan Moyer abstained.

VISTA PAINT
COLOR SCHEME

The Directors reviewed the wood replacement proposals submitted by CPR Construction, Express Exterminators, Professional Services Construction, and Vinco Construction. Cardinal was requested to ask CPR Construction to break out how much they were charging per lineal foot for the wood replacement etc. Cardinal was also requested to ask Express Exterminators to continue with the proposal and to attend the next Board Meeting in October at 7:30 p.m. to discuss the wood replacement project.

WOOD
REPLACEMENT
PROPOSALS

The Directors reviewed the proposals submitted by California Gate & Entry, Mako Overhead Door and WC Friend to repair the battery backup for the vehicle gates. Cardinal was also requested to follow-up with California Gate & Entry to provide a proposal for a new system for the exit gates as well.

GATE/BATTERY
BACK UP
SYSTEM
REPAIR

The Directors reviewed the proposal from Vinco Construction to repair the patio fence at 12741 Springbrook Way. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 4292 from Vinco Construction in the amount of \$795.00. The cost was to be charged to operating.

12741
SPRINGBROOK

The Directors reviewed the proposals submitted by Ace Sweeping Service, Bill's Sweeping Service, B&R Sweeping Service, and consolidated Street Sweeping for the Association's monthly service. Cardinal was requested to obtain two more proposals.

STREET
SWEEPING
PROPOSALS

The Directors review proposal from Vinco Construction in the amount of \$325.00 to repair the patio fence at 7770-I Youngdale Way. A Motion was duly made, seconded and unanimously carried to approve proposal #CV 4439 Rev 1 from Vinco Construction in the amount of \$325.00. The cost was to be charged to operating.

7770-I
YOUNGDALE
WAY

The Directors tabled the discussion regarding Board offices.

BOARD
OFFICES
MAINTENANCE
CONTRACT

Discussion was held regarding a monthly maintenance contract. Cardinal was requested to add further discussion to the next Board Meeting.

The Directors reviewed the proposal from Hills Brothers Lock to install electronic key readers for all three pools and pedestrian gates. Cardinal was instructed

ELECTRONIC
KEY READERS

to ask Hills Brothers to revise their proposal to include 18 readers and to follow up on the other proposals from Bay Alarm, Nordic Security and Universal Protection Service.

The Directors reviewed correspondence sent to Stanton Post Office regarding mail delivery. No action was required.

STANTON POST
OFFICE

The Directors reviewed correspondence from the owner of account #CV-0010-0163-01 regarding being charged for the carport ceiling repairs. The owner was present to discuss the issue and provided photographs for the Board to review. Jeff Gollin volunteered to inspect the area and report back to the Board.

ACCOUNT:
#0010-0163-01
CORRESP.

The Directors reviewed correspondence from the owner of account #CV-0010-0427-02 regarding the violation letter they received regarding a minor riding a bicycle in the Association without a helmet on. Cardinal was instructed to thank the owner for their response.

ACCOUNT:
#0010-0427-02
CORRESP.

The Directors reviewed correspondence from the owner of account #CV-0010-0435-03 regarding his request to void vehicle decals. A Motion was duly made, seconded and unanimously carried to void the prior decals issued for the Nissan Murano and the Ford F-150. Cardinal was also requested to remind the owner that in order to receive a decal for the Mercedes, the vehicle registration reflecting the property address needed to be provided.

ACCOUNT:
#0010-0435-03
CORRESP.

The Directors reviewed correspondence from the owner of account #CV-0010-0281-02 regarding the allegation of repairing their dirt bikes behind the garage. Cardinal was requested to thank the owner for their response and remind them that off-road vehicles were not allowed in the Association and that if they continued to be kept/operated in the Association, a Hearing would be scheduled and fines could be imposed.

ACCOUNT:
0010-0281-02
CORRESP.

The Directors reviewed correspondence from the owner of account #CV-0010-0094-01 regarding charges incurred for the pick up of large items that had been discarded. Cardinal was instructed to respond to the owner and clarify that it was their previous resident that moved out who had discarded the large items, so the charge would remain.

ACCOUNT:
0010-0094-01
CORRESP.

The Directors reviewed correspondence from the owner of account #CV-0010-0346-06 regarding vehicle safelist concerns. Cardinal was instructed to thank the owner for their response and advise their concerns would be taken under advisement.

ACCOUNT:
0010-0346-06
CORRESP.

The Directors reviewed correspondence from the owner of account #CV-0010-0387-04 regarding a neighbor that was smoking too close to the residence which in turn entered the residence and was very bothersome. Cardinal was instructed to ask

ACCOUNT:
0010-0387-04
CORRESP.

the owner to report the address of the smoking neighbor so a courtesy letter could be sent.

The Directors reviewed correspondence from the owner of account #CV-0010-0295-01 regarding his request for a parking decal for his commercial vehicle. A Motion was duly made, seconded and unanimously carried to approve this specific commercial vehicle. The approval did not extend to other commercial vehicles that might be assigned to him in the future. Cardinal was requested to notify the owner.

The Directors reviewed the insurance renewal in December 2010 for the Association's Liability, D&O, Umbrella and Workers' Comp. policy. No action was required.

It was noted an Executive Session was held following the September 2010 Regular Meeting to review and discuss legal opinions and discuss delinquency matters.

There being no further business, the Meeting was adjourned to Executive Session at 9:25 p.m. to review legal matters.

Submitted by: Farrah Esquer, CMCA, AMS, CCAM, PCAM

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 September 22, 2010 as approved by the Board Members in attendance of the Meeting.

ACCOUNT:
0010-0295-01
CORRESP

INSURANCE
REVIEW

EXECUTIVE
SESSION

ADJOURN

SUBMITTED

ATTEST

CERTIFY

Marisa Patterson, Secretary

Date

