

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 24, 2014

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 24, 2014, at the Smoketree Clubhouse. President Gollin called the Meeting to order at 6:30 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin
Jubal Leierer
Marisa Patterson

Directors Absent: Richard Eagan
Bill Harkness

Representing Cardinal: Karen Holthe, CMCA, CCAM, AMS

Others Present: Brad Constant
Jim Glenn
Brenda Moyer
Beatriz Nieto
Mayela Ramirez, Phoenix Patrol
Jennifer Thomas
Lorena Tominez

It was noted an Executive Session was held following the August 27, 2014, Regular Meeting to approve the July 23, 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 12651-G Briarglen Loop was present to inquire about the status of a termite inspection. Cardinal was requested to contact the vendor to ensure that the matter was addressed.

12651-G
BRIARGLEN
TERMITES

A homeowner reported that a window screen at 7779 Youngdale was badly torn and unsightly. Cardinal was requested to confirm the violation and send a letter to inform the owner that the screen was in need of repair or replacement.

7779
YOUNGDALE
SCREEN

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. 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
#0010-0298-01
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 provide the Board documentation that the registration had been paid but the decal had not yet been received, and to request a third extension to remedy the matter. A Motion was duly made, seconded, and unanimously carried to grant a 30-day extension to the owners. 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 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
#0010-0192-03
LEAVES
IN PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0424-01 for failure to cover exposed cable wires. 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
#0010-0424-01
EXPOSED
WIRES

The scheduled Hearing was held for the owner of account #CV-0010-0426-02 for failure to cover exposed cable wires. 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
#0010-0426-02
EXPOSED
WIRES

The scheduled Hearing was held for the owner of account #CV-0010-0264-01 for failure to repair broken window blinds. 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
#0010-0264-01
BROKEN
BLINDS

The scheduled Hearing was held for the owner of account #CV-0010-0126-04 for leaving dog feces in 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 inform them if the matter was not corrected, another Hearing would be scheduled at which another fine could be imposed.

HEARING
#0010-0126-04
DOG FECES
IN PATIO

The scheduled Hearing was held for the owner of account #CV-0010-0211-06 for failure to repair the unit's siding. The owners were not present but had sent communication in the matter. A Motion was duly made, seconded, and unanimously carried to grant an extension to the owners. Cardinal was directed to advise the owner of the Hearing results, schedule another Hearing at the next Meeting to confirm compliance, and inform the owners if the screws were not removed and the holes patched and painted by October 21, 2014, the Association would have a contractor conduct the repairs and the cost of the repairs would be charged to the owner's assessment account.

HEARING
#0010-0211-06
FAILURE TO
REPAIR
SIDING

The scheduled Hearing was held for the owner of account #CV-0010-0119-02 for storing a broom in the patio area. The owner was not present but had sent correspondence in the matter. 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
#0010-0119-02
STORED
ITEM

Mayela Ramirez from Phoenix Patrol was present to discuss patrol matters. There was discussion regarding an altercation between one of the gate attendants and a resident, and Ms. Ramirez was encouraged to contact the authorities if it was reported to occur again. It was noted that not all staff members were writing incident reports and Ms. Ramirez responded that she would remind her staff to ensure it was consistently done.

PHOENIX
PATROL
REPORT

The Directors tabled review of the proposals from Robocam and Phoenix Patrol for a surveillance system and camera upgrades to the next Meeting.

SURVEILLANCE
SYSTEM

Jim Glenn and the other members of the Landscape Committee were present to discuss landscaping matters. Mr. Glenn reported that during the recent walk-through of the community, the overall landscaping was looking good. Mr. Glenn also reported they would be meeting with the supervisor from Las Flores Landscape to lay out the remainder of the phase two planting project on the condo side of the community, and that the trimming of the 131 sycamore trees was to be done as soon as possible. Jennifer Thomas reported that someone was leaving food and water in the common area by Ramsdale, and while they discarded it as often as it was discovered, it was attracting pests and other wildlife. A Motion was duly made, seconded, and unanimously carried to permit Ms. Thomas to post a sign in the common area, informing residents that it was illegal to feed wildlife.

LANDSCAPE
COMMITTEE

As the proposals and recommendations for the turf replacement project had not been received, the matter was tabled to the next Meeting.

TURF
REPLACEMT.

The Directors reviewed the subscription renewals for the irrigation controllers. A Motion was duly made, seconded, and unanimously carried to approve the subscriptions for the eleven WeatherTRAK satellite controllers for a period of one year, at a cost of \$996.00. Cardinal was requested to inform the vendor of the Board's decisions.

SATELLITE
CONTROLLERS

Director Patterson reported for the Pool Committee, noting several items requiring attention. Cardinal was requested to issue work orders to repair the inoperable light outside the bathroom at the south pool, to repair the broken soap dispenser in the men's room at the center pool, and to address the gate near the spa at the center pool, as it was not closing easily and required adjustments. Director Leierer requested that the matter of pool signage be added to the next agenda, and Director Patterson volunteered to review the pool rules to identify which rules should be posted in the pool areas.

POOL
COMMITTEE

Director Gollin reported that once the 2014-2015 Budget was approved, the website would be updated with the information and remind owners to update their automatic payment amounts.

WEBSITE
COMMITTEE

There was no report from the Architectural or Maintenance Committees.

ARC./MAINT.
COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the August 27, 2014, Regular Meeting as presented.

APPROVAL OF
MINUTES

The Directors reviewed the August 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 delinquency report. No lien resolutions were required, as the four owners who had received pre-liens had made payments to become current.

AGING RPT.

The Directors reviewed the correspondence from the owner of account #CV-0010-0316-01 requesting the Board waive the fine, pre-lien fee, late charges and interest from the account. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to notify the owner of the Board's decision.

H/O CORRES.
#0010-0316-01
REQUEST

A Motion was duly made, seconded, and unanimously carried to accept the Reserve Study as drafted. Cardinal was requested to notify the vendor of the Board's acceptance.

RESERVE
STUDY

The Directors reviewed the final draft of the 2014-2015 budget. A Motion was duly made, seconded, and unanimously carried to approve the budget as drafted, with a \$4.00 increase per unit, for a total monthly assessment of \$217.00 per unit. Cardinal was requested to mail the budget to the membership as required by law.

2014-2015
BUDGET
APPROVED

The Directors reviewed the proposals for the installation of electronic key locks on the pool, restroom, and entrance gates. A Motion was duly made, seconded, and unanimously carried to approve the proposal from California Gate & Entry Systems to install an electronic access control system for all pool areas and the pedestrian gates at the community entrances at a cost of \$54,864.95, to be charged to reserves. Cardinal was requested to notify the vendors of the Board's decision and request that the vendor provide a detailed timeline with a suggested implementation schedule.

ELECTRONIC
GATES

The Directors reviewed brand and lifespan information on the proposed replacement pool drain covers that had been provided by Aquatrends. A Motion was duly made, seconded, and unanimously carried to approve proposals #45458 and #45461 from Aquatrends to drain and refill the center and south pools and spas, acid wash both pools and replace all pool and spa drain covers to be in VGB Act compliance, at a cost of \$2,505.26 and \$2,519.06, respectively. Cardinal was requested to notify the vendors of the Board's decisions and inform Aquatrends that the work on the center pool and spa only was to begin the week of December 1, 2014, and should be staggered so that after the work on the center pool and spa was completed, the work on the south pool and spa would begin.

VGB
COMPLIANCE

The Directors reviewed the proposals to repair the community entrance and exit gates. A Motion was duly made, seconded, and unanimously carried to approve the proposal dated September 8, 2014 from California Gate and Entry Systems to replace 60 feet of the slide gate track and two wheels at the north entry gate at a cost of \$1,110.04. A Motion was duly made, seconded, and unanimously carried to approve the proposal dated September 8, 2014 from California Gate and Entry Systems to replace six 6" guide rollers at the north entry and exit gates at a cost of \$497.60, and to paint the affected metal surfaces at no additional cost, using the Association's paint which was stored at the north guard shack.

REPAIRS
ENTRY
EXIT
GATES

The Directors reviewed proposal #CV 12477 from Vinco Construction to conduct carport drywall repairs. A Motion was duly made, seconded, and unanimously carried to approve the proposal to conduct the carport repairs at 12615 Moordale and 7779 Glendale at a cost of \$595.00, to be charged to operating. Cardinal was requested to inform the vendor and the homeowners with carports #714, #885, and #859 of the Board's decision.

CARPOR
DRYWALL
REPAIRS

The Directors reviewed proposal #CV 12417 from Vinco Construction to conduct deck repairs. A Motion was duly made, seconded, and unanimously carried to approve the proposal to conduct the deck repairs at 12650 Glendale at a cost of \$695.00, to be charged to operating. Cardinal was requested to inform the vendor and the homeowners of the Board's decision.

DECK
REPAIR

The Directors reviewed proposal #CV 12364 from Vinco Construction to conduct concrete replacement to remove a trip hazard. A Motion was duly made, seconded, and unanimously carried to approve the proposal to conduct the concrete sidewalk replacement near 12655 Glendale, unit C, at a cost of \$1,595.00, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision and request that they notify Las Flores Landscape when the demolition work was to be done. Cardinal was requested to notify Las Flores Landscape that the Board was requesting they be present when the roots of the tree were removed from the area to ensure that no damage was done to the tree.

CONCRETE
REPLACED

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 verbal 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 a written response was received from the management of Ecolab. Cardinal was directed to obtain a written response from Ecolab in the matter and notify the vendors that the matter was presently tabled.

PEST
CONTROL
SERVICES

The Directors reviewed the correspondence from the owner of account #CV-0010-0363-03 requesting reimbursement of excess water charges resulting from a plumbing leak. Cardinal was requested to notify the homeowner that the Board would only consider requests that included the exact amount of the reimbursement that the homeowner was requesting and that once received, the request would appear on the following Meeting agenda.

H/O CORRES.
#0010-0363-03
REIMBURSMT.

The Directors reviewed the correspondence from the owner of account #CV-0010-0363-03 requesting an extended safe listing as he would be leaving the country. A Motion was duly made, seconded, and unanimously carried to approve the request.

H/O CORRES.
#0010-0363-03
SAFE LISTING

The Directors reviewed the correspondence from the owner of account #CV-0010-0092-02 requesting a waiver of the rule that required old or previous decals be returned to the Association to receive new decals at no charge. A Motion was duly made, seconded, and unanimously carried to deny the request. Cardinal was requested to inform the owner that the rule would not be waived and old decals would not be voided unless returned as required.

H/O CORRES.
#0010-0092-02
DECAL RULE

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 \$327.01. 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 reviewed the correspondence from the owner of account #CV-0010-0115-01 requesting waiver of a late fee and interest. A Motion was duly made, seconded, and unanimously carried to approve the waiver in the amount of \$10.24, as the owner had provided documentation that the payment had been made in a timely manner. Cardinal was requested to notify the owner of the Board's decision and make the appropriate adjustment to the assessment account.

H/O CORRES.
#0010-0115-01
FEE WAIVER

There being no further business, the Meeting was adjourned at 7:49 p.m. to the Executive Session to review delinquent accounts and discuss legal matters.

ADJOURN

Submitted by: Karen Holthe, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

Jeff Gollin, 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 September 24, 2014, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

