

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 23, 2015

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 23, 2015, at the Smoketree Clubhouse. Director William Harkness called the Meeting to order at 6:50 p.m.

CALL TO
ORDER

Directors Present: Jeff Gollin (via Telephone)
Bill Harkness
Marisa Patterson

Directors Absent: Richard Eagan
Jubal Leierer

Representing Cardinal: Karen Holthe, CMCA, AMS

Others Present: Morgan Brombal
Jim Canini
Lisa Glenn
George Gonzalez, Phoenix Patrol
Herb Johnson
Margaret Johnson
Maryann Julian
Amber McIntyre
Mayela Ramirez, Phoenix Patrol
Geno Servello
Jennifer Thomas

Director Harkness reported that on August 26, 2015 the Board of Directors met in Executive Session to discuss legal and collection matters. The Board unanimously approved the Resolution to Foreclose on accounts #CV-0010-0069-01/APN: 937-673-03, #CV-0010-0174-03/APN: 937-674-48, and #CV-0010-0102-06/APN: 937-675-15.

EXECUTIVE
SESSION
ANNOUNCMT.

Director Harkness opened the Homeowner Forum.

H/O FORUM

The owner of 12655-B Glendale was present to report his concerns regarding the security of the pool gates. The Directors requested that Cardinal include this item on the October agenda. The homeowner also reported a bird's nest on the unit, off the balcony by the window. Cardinal was requested to issue a work order to remove the nest.

12655-B
GLENDALE
GATE/NEST

A resident of 7729 Crestbrook was present to request that the Board reconsider the fines assessed to his mother, as she did not deserve them. He reported he was recently released from prison and was on steroids and pain killers. Cardinal was requested to send the homeowner a statement of all fines issued to date.

7729 CBRK
APPEALING
FINES

Jennifer Thomas was present to report a need for the screen over the vent at 12610-I Briarglen on the front side above "H", above the bedroom windows, due to birds entering. It was further reported that two swallows' nests were above the dining room window.

12610-I
BRIARGLEN
BIRD NESTS/

Cardinal was directed to issue a work order to remedy both issues.

As there were no other owners present who wished to address the Board, the Homeowner Forum was closed.

A representative from Peak Lighting and Electric was not in attendance for the Meeting. The Directors requested Cardinal to invite Mr. Peak to the October Meeting.

The scheduled Hearing was held for the owner of account #CV-0010-0382-01 for failure to maintain the front patio 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.

The scheduled Hearing was held for the owner of account #CV-0010-0128-01 for failure to maintain the carport 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.

The scheduled Hearing was held for the owner of account #CV-0010-0252-02 for having unescorted guests in violation of the loitering rule. The owner was present with his tenants, who stated their guests were only waiting in the vehicle for 5 to 10 minutes. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing if the matter was reported again.

The scheduled Hearing was held for the owner of account #CV-0010-0252-02 for sleeping in their car in the common area. The owner was present with his tenants, who stated that she was crying and not sleeping. A Motion was duly made, seconded, and unanimously carried to hold the violation in abeyance. Cardinal was directed to advise the owner of the Hearing results and schedule another Hearing if the matter was reported again.

The scheduled Hearing was held for the owner of account #CV-0010-0198-04 for the residents playing loud music which was a disturbance to the neighbors. 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 inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for an air conditioning unit placed in the window. The owner was not present. Cardinal reported that the air conditioning unit had been removed and had been replaced with two fans. As

SCREEN

H/O FORUM

LED LIGHTING

HEARING
#0010-0382-01
PATIO
MAINT.

HEARING
#0010-0128-01
CARPORT
MAINT.

HEARING
#0010-0252-02
UNESCORTED
GUESTS/
LOITERING

HEARING
#0010-0252-02
SLEEPING IN
COMMON
AREA

HEARING
#0010-0198-04
LOUD MUSIC

HEARING
#0010-0385-04
AC UNIT IN
WINDOW

the noticed violation had been corrected, a Motion was duly made, seconded, and unanimously carried not to impose a fine. Cardinal was directed to advise the owner of the Hearing results and inform them if the matter was noted again, another Hearing would be scheduled, at which a fine could be imposed.

The scheduled Hearing was held for the owner of account #CV-0010-0385-04 for a resident from the unit skateboarding in the common area. 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 inform them if the matter was reported again, another Hearing would be scheduled, at which another fine could be imposed.

George Gonzales and Mayela Ramirez from Phoenix Patrol were present to discuss patrol matters. Phoenix Patrol was directed to send a list of all commercial vehicles with decals currently parked within the community to Cardinal for Board review at the next Meeting. Cardinal was requested to add revising the parking rules to include a more detailed definition of commercial vehicles to the next agenda.

The Directors reviewed correspondence from Mary Ann Julian, who was also in attendance. Ms. Julian alleged that her vehicle was towed illegally and requested that she be reimbursed for the tow fees. A Motion was duly made, seconded, and unanimously carried to deny the tow reimbursement request as the towing had been done in accordance with the Association's parking rules. Cardinal was directed to obtain a larger photo of the citation that was placed on the vehicle from Phoenix Patrol and forward that to the homeowner upon receipt.

The Directors reviewed correspondence sent to the owner of account #CV-0010-0474-04 requesting that more information be provided on the commercial vehicle that was illegally parking within the community. It was reported that the owner had not responded to the request. A Motion was duly made, seconded, and unanimously carried to deny the commercial vehicle access to parking within the community, per the Association's parking rules. Cardinal was directed to notify the owner of the Board's decision and inform the vehicle owner they had two weeks to find parking elsewhere.

The Directors reviewed the correspondence from Lee Barbour who had obtained the dimensions of the parking spaces in the rear of the property. Cardinal was directed to send a thank you to Mr. Barbour for taking the time to measure this area.

The Directors reviewed correspondence from Peak Lighting and Electric and from Phoenix Patrol noting that a car belonging to account #CV-0010-0022-03 appeared to be charging its car from a common area power source while parked in their carport. Cardinal notified the Directors that a Cease and Desist notice had also been sent to the homeowner. A Motion was duly made, seconded, and unanimously carried to call the homeowner to a Hearing. The Board also requested that Peak inspect this and ensure that everything was returned to original condition once the homeowner contacted Cardinal.

HEARING
#0010-0385-04
SKATEBOARD

PATROL
REPORT

TOW
REIMBRSMT.
REQUEST

#0010-0474-04
COMMERCIAL
VEHICLE
REQUEST

PARKING
SPACE
SIZE

#0010-0022-03
VEHICLE
CHARGING IN
COMMON
AREA

The Directors reviewed costs to increase the courtesy patrol service. The proposal provided by Phoenix would increase coverage to a total of 40 man hours per day. A Motion was duly made, seconded, and unanimously carried to table discussion of the increase to the next Meeting. Cardinal was requested to add the matter to the October agenda.

INCREASED
PATROL

Jennifer Thomas reported there was no Landscape Committee meeting, but requested the Board permit removal of the single giant bird of paradise that had been planted in the common area. Cardinal was requested to add that item to the next agenda.

L/S CMTE.

The Directors reviewed emails regarding the landscaping at 12620 Briarglen #M. As it appeared that the situation had been resolved, no further action was required.

LANDSCAPE
CONCERN

A Motion was duly made, seconded, and unanimously carried to deny the proposals to replace the pool area plumbing fixtures, as it appeared that the cost would be greater than any savings achieved. Cardinal was requested to send thank you letters to Scott English Plumbing and A to Z Leak Detection and Plumbing.

POOL
COMMITTEE
WATER SAVING
PROPOSAL

The Directors requested that Cardinal issue a work order to repair the north pool men's room faucet, as it was leaking, and to inform California Gate that the north pool spa controls did not work correctly with the fobs.

WORK
ORDERS

Cardinal was also requested to add modifications of the pool rules to the following agenda, to include "E-cigarettes" to the no smoking rule.

RULE CHANGE

A Motion was duly made, seconded, and unanimously carried to approve the 3% increase requested by Personal Touch for their janitorial service contract. Cardinal was directed to notify the vendor of the Board's approval.

JANITORIAL
CONTRACT
INCREASE

The Directors reviewed the matter of the new state law requiring the Association test the pool and spa water chemicals daily. As the proposal from Aquatrends for this service had not yet been received, the matter was tabled to the next Meeting.

DAILY
CHEMICAL
TESTING PROP

There was no report from the Website Committee.

WEBSITE

There was no report from the Architectural Committee.

ARCH. CMTE.

The Directors reviewed the proposals that had been previously approved by the Maintenance Committee. A Motion was duly made, seconded, and unanimously carried to ratify the approval of proposal 4732 from Scott English Plumbing for a slab leak repair in the amount of \$2,452.50, the proposal dated August 20, 2015 from California Gate to repair the north pool pedestrian gate in the amount of \$460.78, and the proposal dated September 1, 2015 from California Gate to replace the motor at the south vehicle entry in the amount of \$567.80. As the work had already been conducted, Cardinal was requested to forward the signed copy of the proposals to the vendors for their records.

MAINTENANCE
COMMITTEE
RATIFY
WORK
CONDUCTED

A Motion was duly made, seconded, and carried to approve the Minutes of the August 26, 2015, Regular Meeting, as presented.

APPROVAL OF
REG. MINUTES

A Motion was duly made, seconded, and carried to approve the Minutes of the August 26, 2015, Executive Session, as presented.

APPROVAL OF
EXEC. MIN.

The Directors reviewed the August 2015 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the Financial Statement as prepared, subject to audit.

FINANCIAL
REVIEW

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

AGING RPT.

The Directors reviewed the Association Lien Service status reports. No action was required.

COLLECTION
STATUS RPTS.

Karen Holthe reported there continued to be no response from the solar lighting company. A Motion was duly made, seconded, and unanimously carried to table any further discussion of solar lighting.

SOLAR
LIGHTING

A Motion was duly made, seconded, and unanimously carried to table the discussion of the light pole painting. Cardinal was requested to place the matter on the October Meeting agenda.

LIGHT POLE
PAINTING

A Motion was duly made, seconded, and unanimously carried to approve proposal #CV 14506 from Vinco Construction to perform repairs at 12738 Mistybrook, cap storm drain, stucco repairs at carports #599 & 689, repair lifting concrete at the mailbox area at Scottsdale, and miscellaneous repairs at 7705 Westbrook, 12621 Cleardale #D, 7702 Clearbrook, 12660 Briarglen #B, 7702 Marbrook, 7777 Cleardale, 12741 Rosebrook, 7725 Meadowbrook, 12714 Ramblingbrook, and trash enclosure #9, at a total cost of \$8,440.00. Cardinal was requested to inform the vendor and the homeowners of the Board's decision.

VINCO MISC.
REPAIRS
#CV 14506
APPROVED

A Motion was duly made, seconded, and unanimously carried to table proposal #CV 14606 from Vinco Construction to repair stucco at 7705 Westbrook. Cardinal was requested to request additional pictures of the damaged areas from Vinco Construction for Board review at the next Meeting.

VINCO PROP
#CV 14606
TABLED

The Directors reviewed email correspondence from #CV-0010-0109-03 regarding noise from the laundry area upstairs. It was reported that the reporting party had sold the unit, it was in escrow, and the tenants had moved. No further action was required.

H/O CORRES.
#0010-0109-03
NOISE CONCERN

The Directors reviewed correspondence from the owner with account #CV-0010-0281-02 requesting a fee waiver. A Motion was duly made, seconded, and unanimously carried to deny the homeowner's request. Cardinal was directed to notify the homeowner of the Board's decision.

H/O CORRES.
#0010-0281-02
FEE WAIVER

The Directors reviewed correspondence from the owner with account #CV-0010-0345-02 requesting a fee waiver. A Motion was duly made, seconded, and unanimously carried to deny the homeowner's request. Cardinal was directed to notify the homeowner of the Board's decision.

H/O CORRES.
#0010-0345-02
FEE WAIVER

The Directors reviewed correspondence from the owner with account #CV-0010-0408-05 requesting Association approval for a home-based business. A Motion was duly made, seconded, and unanimously carried to approve the request, contingent upon receiving a signed statement from the homeowner that no face-to-face business would be held on-site nor would any vehicles enter the community for business purposes. Cardinal was directed to notify the homeowner of the Board's decision and forward the signed application upon receipt of the written assurances from the homeowner.

H/O CORRES.
#0010-0408-05
HOME BUSINESS
APPROVAL

The Directors reviewed correspondence from the owner with account #CV-0010-0151-01 noting multiple concerns. The Board directed Cardinal to send a letter to the homeowner noting that the Board thanked her for her letter and would take her comments under advisement.

H/O CORRES.
#0010-0151-01
COMMENTS

Cardinal provided information on an upcoming board member education seminar to be hosted by Cardinal Management. No further action was required.

BOARD
EDUCATION

There being no further business, the Meeting was adjourned at 8:47 p.m.

ADJOURN

Submitted by: Karen Holthe, CMCA, AMS, Senior Account Manager

SUBMITTED

ATTEST:

ATTEST

William Harkness, Treasurer

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 23, 2015, as approved by the Board Members in attendance of the Meeting.

CERTIFY

Marisa Patterson, Secretary

Date