

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 25, 2019

The Regular Meeting of the Board of Directors of the Crosspointe Village Homeowners Association was held on Wednesday, September 25, 2019, at the Smoketree Clubhouse. Director Jennifer Thomas called the Meeting to order at 6:31 p.m.

CALL TO
ORDER

Directors Present: Marisa Patterson
Kathleen Shannon
Jennifer Thomas
Berna Valenzuela

Directors Absent: Chris Kaesviharn

Representing Cardinal: Theresa Hirschman, Account Manager
Jennifer Centeno, Assistant Account Manager

Others Present: Larry Casas
Kathleen Curran
George Gonzalez – Phoenix Patrol
Mayela Ramirez – Phoenix Patrol

Director Thomas opened the Homeowner Forum.

H/O FORUM

The owner of 12680-K Briarglen Loop was present to express her concerns regarding bugs in the community. The owner explained that she saw notices around her building stating that the community was going to be sprayed on a particular day and stated that no one ever sprayed around her building. The Directors and Cardinal advised that they were not aware of the notice and that it was possible that the City of Stanton or Vector Control could have posted it. Director Thomas suggested that the owner contact Vector Control regarding the matter and requested that Cardinal contact them as well to inquire if they did or were planning to spray in the community.

12680-K
BRIARGLEN

The owner of 7730-A Briarglen was present to discuss the fleas in his unit. The owner requested to know what the Association did to resolve the matter. The Directors advised that the matter was on the Agenda and would discuss the matter when they got to it.

7730-A
BRIARGLEN

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 owner with account #CV1011585 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 requested to advise the owner of the Hearing results, request the owner provide photographs of both vehicles in the garage, and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
#CV1011585
PARKING
VIOLATION

The scheduled Hearing was held for the owner with account #CV1011844 for having expired tags on their vehicle. 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.

HEARING
#CV1011844
EXPIRED TAGS

The scheduled Hearing was held for the owner with account #CV1014585 for going through others resident's trash to collect empty bottles and cans. 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 requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
#CV1014585
DUMPSTER
DIVING

The scheduled Hearing was held for the owner with account #CV1014974 for causing a noise nuisance to surrounding neighbors. 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 requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
#CV1014974
NOISE NUISANCE

The scheduled Hearing was held for the owner with account #CV1010302 for speeding through the community. 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 requested to advise the owner of the Hearing results and schedule another Hearing for the next Meeting, at which another fine could be imposed.

HEARING
#CV1010302
SPEEDING

The scheduled Hearing was held for the owner with account #CV1014004 for a broom/mop in the patio. The owner was not present. A Motion was duly made, seconded, and unanimously carried close the violation as the matter had been resolved.

HEARING
#CV1014004
BROOM IN PATIO

Ms. Ramirez and Mr. Gonzalez of Phoenix Patrol were present to discuss patrol issues. Ms. Ramirez reported that there had been homeless people trespassing. Ms. Ramirez also mentioned that there had been a woman walking around the community who was under the influence and were notified by other residents and advised that unfortunately there was nothing they could do regarding the matter. The Directors requested that when any outside deliveries were being made, that the guard shack verify the address that they were going to or contact the resident of the unit.

PATROL REPORT

There was no Pool Committee report. No action was required.

POOL
COMMITTEE
LANDSCAPE
COMMITTEE

Director Thomas gave a general report on the landscape throughout the community.

The Directors reviewed proposals from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve Las Flores Landscape's landscape walk proposal at a cost of \$424.00, proposal #7219 for annual tree trimming at a cost of \$21,945.00, proposal #7218 to remove one Chinese Elm tree at a cost of \$550.00, and proposal #7217 to remove one dead Alder tree and Pine tree at a cost of \$1,440.00.

LANDSCAPE
WALK PROPOSAL

There was no Website Committee report. No action was required.

WEBSITE
COMMITTEE
ARCHITECTURAL
COMMITTEE

There was no Architectural Committee report. Director Thomas requested that Cardinal add Director Valenzuela to the Architectural Committee on Vantaca.

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee, approving proposal #19091234 from Scott English Plumbing to replace a leaking water main at 7704 Marbrook Way at a cost of \$2,365.00, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

MAINTENANCE
COMMITTEE –
7704 MARBROOK

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee, approving proposal #190909119 from Scott English Plumbing to replace a leaking water main at 7706 Highbrook Way at a cost of \$2,090.00, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

7706 HIGHBROOK
WAY

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee, approving proposal #19082818 from Scott English Plumbing to install a new water main at 12655 Scottsdale Circle at a cost of \$1,225.00, to be charged to reserves. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

12655
SCOTTSDALE
CIRCLE

A Motion was duly made, seconded, and unanimously carried to ratify the actions of the Maintenance Committee, approving proposal #106487 from PCW Contracting Services for dry rot repairs at 12655 Scottsdale Circle at a cost of \$385.00. Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

12655
SCOTTSDALE
CIRCLE

A Motion was duly made, seconded, and unanimously carried to approve the August 28, 2019 Regular Meeting Minutes, as submitted.

APPROVAL OF
MINUTES

The Directors reviewed the August 2019 Financial Statement. A Motion was duly made, seconded, and unanimously carried to accept the August 2019 Financial Statement, subject to audit.

FINANCIAL
REVIEW

A Motion was duly made, seconded, and unanimously carried to approve the lien authorizations on APN#937-675-63, APN#937-675-55, APN#937-672-51, and APN#937-673-43.

LIEN
AUTHOR.

The Directors discussed the payment plan for the owner of account #CV1014093. The Directors advised that the balance was to be paid in full within six months. Cardinal was directed to notify the owner of the Board's decision.

#CV1014093
PAYMENT PLAN

The Directors discussed the exterior wall and landscape and advised that there was nothing to report.

EXTERIOR WALL
& LANDSCAPE

A Motion was duly made, seconded, and carried to table the charging station discussion to the October 2019 Meeting.

CHARGING
STATIONS

The Directors reviewed proposal #106761 from PCW Contracting Services for block wall repairs at 12660 K Briarglen Loop. A Motion was duly made, seconded, and unanimously carried to approve the proposal at a cost of \$8,390.00 with the stipulation that the repairs be done as soon as possible, to be charged to reserves.

12660-K
BRAIRGLEN LOOP
BLOCK WALL

The Directors reviewed proposal #106971 from PCW Contracting Services for perimeter wall repairs. A Motion was duly made, seconded, and unanimously carried to table the proposal and request if PCW Contracting Services could provide a drawing or a rendering of what it would look like.

PCW CONTRACT.
PERIMETER
WALL

The Directors reviewed proposal #106973 from PCW Contracting Services for the replacement of the cable TV access panels. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting and request how much it would be to create the panel doors.

PCW CONTRACT.
ACCESS PANELS

The Directors reviewed proposal #106938 from PCW Contracting Services for the repairs to the cement landing at 7702 Lansdale Circle. A Motion was duly made, seconded, and unanimously carried to approve the deck repairs at a cost of \$2,085.00 and deny the concrete landing repairs.

7702 LANSDALE
DECK REPAIRS

The Directors reviewed proposal #106937 from PCW Contracting Services for dry rot repairs at 7703 Lansdale Circle. A Motion was duly made, seconded, and unanimously carried to approve the proposal, at a cost of \$3,110.00.

7703 LANSDALE
DRY ROT REPAIRS

The Directors reviewed proposal #107132 from PCW Contracting Services for handrail repairs at 7770 L Ramsdale Way. The proposal for handrail repairs at 7770 L Ramsdale Way, at a cost of \$1,350.00, was previously approved at the August 2019 Board Meeting.

7770-L RAMSDALE
HANDRAILS

The Directors reviewed proposal #107032 from PCW Contracting Services for dry rot repairs at 7777 Ramsdale Way. A Motion was duly made, seconded, and unanimously carried to deny the proposal. Cardinal was directed to advise the vendor and the owner of the Board's decision.

7777 RAMSDALE
DRY ROT REPAIRS

The Directors reviewed proposal #106933 from PCW Contracting Services for the replacement of the traffic delineators. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting.

PCW CONTRACT.
TRAFFIC
DELINEATORS

The Directors reviewed a proposal from Alan Smith Pools for re-plastering of the pools and spas. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting.

ALAN SMITH
POOL PROPOSAL

The Directors reviewed a proposal from Aquatrends for the Title 22 Monitoring Service. A Motion was duly made, seconded, and unanimously carried to table the proposal to the September 2019 Meeting and obtain additional bids.

AQUATRENDS
TITLE 22
PROPOSAL

The Directors reviewed proposals from PCW Contracting Service. A Motion was duly made, seconded, and unanimously carried to approve proposal #107214 for dry rot repairs at 7770-N Youngdale, at a cost of \$875.00, proposal #107032 for dry rot repairs at 7777 Ramsdale Way, at a cost of \$1,275.00, proposal #107174 for patio fence repairs at 12621 M Moordale Circle, at a cost of \$1,095.00, proposal #107165 for balcony repairs at 12671 F Briarglen Loop, at a cost of \$660.00, proposal #107206 for the handrail removal at 12680 L Briarglen Loop, at a cost of \$365.00, and proposal #107224 for drywall repairs at 12622 Cleardale Circle, at a cost of \$2,125.00.

PCW
PROPOSALS

The Directors reviewed proposal #107169 from PCW Contracting Services for destructive testing at 12660 K Briarglen Loop. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting. Cardinal was directed to request pictures from the owner showing what the issue was.

12660-K
BRIARGLEN LOOP
DESTRUCTIVE
TESTING

The Directors reviewed proposal #107243 from PCW Contracting Services to replace a gate at 12671 E Briarglen Loop. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting. Cardinal was directed to ask PCW Contracting Services why line item #7 on the proposal was suggested and for Cardinal to take a picture of the gate at the next site inspection.

12671-E
BRIARGLEN LOOP
GATE REPAIRS

The Directors reviewed proposal #107205 from PCW Contracting Services for termite damage repairs at 12701 Newbrook Way. A Motion was duly made, seconded, and unanimously carried to deny the proposal as it was scheduled to be repaired by Accurate Termite and Pest Control.

12701
NEWBROOK WAY
TERMITE
DAMAGE

The Directors reviewed proposal #107204 from PCW Contracting Services for a private property sign replacement. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting. Cardinal was directed to research if there were any signs available for purchase online.

PCW PROPOSAL
PRIVATE PROP.
SIGN

The Directors reviewed proposal #107175 from PCW Contracting Services for destructive testing at 12653 Scottsdale Circle. A Motion was duly made, seconded, and unanimously carried to deny the proposal and send the work order to Scott English Plumbing.

12653
SCOTTSDALE CIR.
DESTRUCT.
TESTING

The Directors reviewed proposals from Accurate Termite and Pest Control. A Motion was duly made, seconded, and unanimously carried to approve proposal #49123 for repairs at 7705 Lansdale Circle, at a cost of \$552.00 if the item wasn't a part of the original contract, proposal #49327 for repairs at 12625 Cleardale Circle, at a cost of \$2,295.00 if the item wasn't a part of the original contract, and proposal #49339 for repairs at 7729 Eastbrook Way, at a cost of \$351.00 if the item wasn't a part of the original contract.

ACCURATE TERM.
PROPOSALS

The Directors reviewed proposal #45834 for termite damage repairs at 12621 J Moordale Circle. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting. Cardinal was directed to ask Accurate Termite and Pest Control how the proposal was generated, if the building hadn't been treated yet.

12621-J
MOORDALE
TERMITE DAMAGE
REPAIRS

The Directors reviewed Accurate Termite and Pest Control's repair matrix for completed buildings. No action was required.

ACCURATE TERM.
REPAIR MATRIX

The Directors reviewed proposal #22398 from OCBS Inc. to remove handrails at 12680 L Briarglen Loop. A Motion was duly made, seconded, and unanimously carried to deny the proposal.

12680-L
BRIARGLEN LOOP
HANDRAILS

The Directors reviewed a proposal from TPR Inc. to paint the pool restrooms. A Motion was duly made, seconded, and unanimously carried to table the proposal to the October 2019 Meeting.

TPR INC.
PAINT
RESTROOMS

The Directors reviewed correspondence from the owner of 12615 L Briarglen Loop in response to a courtesy notice they had received. No action was required.

H/O CORR. 12615-L
BRIARGLEN LOOP

The Directors reviewed correspondence from the owner of 7720 F Riverdale requesting a fine waiver. A Motion was duly made, seconded, and unanimously carried to deny the owner's request. Cardinal was directed to notify the owner of the Board's decision.

H/O CORRES.
7720-F
RIVERDALE

The Directors reviewed correspondence from the owner of 7730 A Briarglen Loop requesting a reimbursement. A Motion was duly made, seconded, and unanimously carried to approve the owner's request for a reimbursement in the amount of \$249.00 for the amount paid to Orkin Pest Control Services. Cardinal was directed to notify the owner of the Board's decision and also advise the owner that the reimbursement was a one-time courtesy as it was also a courtesy that the Association approved treatment to be done to the interior of his unit, as the interior was homeowner responsibility. Cardinal was also directed to have the wood piece at the bottom of the fence removed.

H/O CORRES.
7730-A
BRIARGLEN

The Directors reviewed correspondence from the owner of 12671 G Briarglen Loop regarding the requested handrail installation. A Motion was duly made, seconded, and unanimously carried to table the discussion to the October 2019 Meeting. Cardinal was directed to notify the owner of the Board's decision and examine the picture of the proposed handrail on the original proposal from PCW Contracting Services to make sure it was what they asked for.

H/O CORRES.
12671-G
BRIARGLEN LOOP

The Directors discussed hiring someone to be a Project Manager. Cardinal was directed to obtain three bids and research who was the Association's previous Project Manager.

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

Submitted by: Jennifer Centeno

ATTEST:

Jennifer Thomas, 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 25, 2019, as approved by the Board Members in attendance of the Meeting.

Marisa Patterson, Secretary

Date

PROJECT
MANAGER
DISCUSSION

ADJOURN

SUBMITTED

ATTEST

CERTIFY