

**CROSSWOODS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 24, 2017
In the Crosswoods Meeting Room**

I. PRELIMINARY

- A. President Richard Ashby called the meeting to order at 6:00 pm
- B. Roll Call:
Directors: President, Richard Ashby; Vice President, Sherry Firehock; Secretary, Judith Childress; Directors, Roland Morshead & Don Dillon
- Absent Directors: Margarita Orozco & Rudy Di Massa
- Staff: Paul Schorno
- HOA Members Present:
Naomi Hauge – 6932 Toluca Lane
Dagmar Hotel – 6908 Vera Cruz Court
Jeff Newbold - 7068 San Jacinto Court
Dave Doubledee - 6908 Vera Cruz Court
Sandy & Bruce Riggs - 6918 Vera Cruz Court
Connie & Verne Albright – 7054 San Jacinto Court
David & Rebecca Smith – 6919 Monticello Court
Teri Todd – 6804 Castillo Court
Kathy Allen – 6911 Navarro Court
Linda Rockett – 6935 Vera Cruz Court
- C. Members' Forum:
David Doubledee complained about the lengthy delay in resuming the replacement of the remaining asphalt driveways on Vera Cruz with concrete citing concern that the delay may be due to indecision of whether to replace with asphalt or concrete. To illustrate driveway safety issues throughout Vera Cruz Court, he submitted a photo of a trip hazard within the driveway located on 6935 Vera Cruz showing a large rock positioned within an indentation in the asphalt of a Vera Cruz driveway.

II. CONSENT CALENDAR

- A. Approved: April 11, 2017 – Landscape Committee Minutes
B. Approved: April 19, 2017- Finance Committee Minutes
C. Approved: February 21, 2017-RV Lot Committee Minutes
D. Approved: April 17, 2017 – Pool Committee Minutes

- E. Approved: Landscape Committee Application # 1688 – 7042 Rancho Mirage Court – Adding fortnight lilies near front walkway and extend plantings at rear with a mix of flax & fringe plants. Also, replace dead shrubs in front of home with 33 tall nandinas. **Motion #1: With no objections, the Consent Calendar was approved as submitted.**

III. DRAFT MINUTES

- A. April 26, 2017 - Board of Directors Meeting Minutes – One or two grammatical errors were noted which require correction. **MOTION #2: By Don Dillon, to approve the April 26, 2017 Meeting Minutes of the Board of Directors as corrected. The Motion was seconded and carried unanimously.**
- B. Reviewed: Draft of the May 19, 2017- Landscape Committee Minutes
- C. Drafts of the May 17th F&I Committee and the May 15th Pool Committee Meetings were not available for review at the time of this meeting.

IV. REPORTS

The Directors are in receipt of the various monthly reports including 1) Financials and associated written updates, 2) Manager's Report and 3) April's Work Order Update.

Treasurer, Margarita Orozco had nothing additional to report of April's Financials. The payment of income tax and the cause for the income tax liability was addressed as documented in the copy of the e-mail thread found in the New Business portion of the Board packet. For next month's F&I Committee Meeting, Crosswoods' Accountants (Propp, Christensen & Caniglia) will address the Committee. Topics of discussion will include the income tax liability for the year ending on December 31, 2016 as well as the transfer of funds totaling \$109,000 (as noted the Accountant's letter) from the Operating Fund which to the Reserves ("Over funding of Reserves"). Board members are welcome to attend and will be notified accordingly.

From the month's Manager's Report, the cost for installation of the Tuff Shed (Archive building) was raised. Specifically, when the manager was seeking the Board's permission for this improvement, the total cost was estimated at \$3,000. In actuality, the final expense was approximately \$4,500 or \$1,500 more than estimated. Paul Schorno admitted that he had understated the cost expecting the modular building to range in cost from \$2,500 to \$3,000 but, totally neglecting the need for a concrete slab on which to position the structure the cost of which would total close to \$3,000. Eventually, The Tuff Shed cost approximately \$1,500. He added that despite the over-expenditure, the desired results of increased open meeting room space and increased office floor space will be attained.

In the month's Financial Summary, the \$123 over-expenditure in Office Equipment noted in the Financial Summary's "Office Equipment Lease" was caused in part to The Reporter newsletter being printed in color at an increased expense over black and white. The question was raised about the benefits of a newsletter printed in color.

V. OLD BUSINESS

Landscape Committee Application #1687 - The Landscape Committee's recommendation included in their memorandum dated May 18, 2017 is an update of last month's discussion with Wendy Peacock who owns 6912 Navarro Court and previously, received a violation notice that her extensive landscape alterations did not comply with plans submitted to and recommended for approval by the Committee. In accordance with the Board's instructions from last month's meeting, Ms. Peacock did meet with the Landscape Committee during their May 19th Meeting. Landscape Committee member, Teri Todd who was in attendance and Judith Childress who is the Board Liaison to the Landscape Committee, offered that Ms. Peacock should not be blamed for the circumstances surrounding the landscape design, location and installation as there was a serious shortfall in communicating the Committee's decision and the conditions associated with the Committee's recommendation in approving Ms. Peacock's application most notably, the requirement to consult with Landscape Supervisor, Mike Pendleton before and during the installation process which apparently she unaware of.

To correct the issues regarding Landscape Application #1687, the Landscape Committee is recommending that the owner of 6912 Navarro Court be required to remove the rock boulder and all plants that have been installed beyond the new boundary as agreed by the homeowner and the Landscape Committee and the HOA will adjust the irrigation as well as install a new lawn. The homeowner may retain the existing center rock cluster if it does not present a safety hazard. In addition, Mike Pendleton's Landscape staff will use the residual soil removed from the portion of this landscape bed that is currently on HOA greenbelt to shore-up the existing, steep drop-off along the edge of the newly installed sidewalk which currently presents a trip hazard. **Motion #3: Without objection, the Board of Directors approves the Landscape Committee recommendation for 69132 Navarro Court (Landscape Application #1687) as documented in their May 18, 2017 memorandum.**

The Board instructed that this decision be forwarded to Wendy Peacock, owner of 6912 Navarro Court as well as Mike Pendleton. It was also suggested that an article be included within an upcoming issue of the *Reporter* encouraging applicants of proposed landscape projects to not assume that an application has been approved and just because the applicant has not heard from the HOA, he or she should not assume the project has been approved. The applicant should always contact the office for updates. Nevertheless, the Board requested the Manager to ensure that all applicants of Landscape Committee

submissions be fully informed in writing and in a timely manner of decisions by the Landscape and Architectural Control Committees.

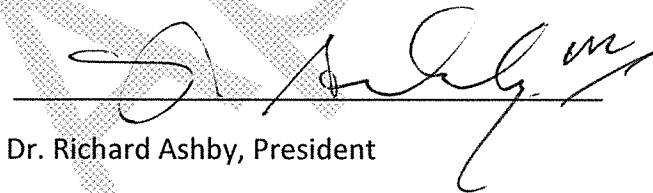
VI. NEW BUSINESS

- A. 2016 Year-end Financial Statement – Discussed briefly during the Report session of this Meeting, the Board is in receipt of a memorandum and associated e-mails from Crosswoods' accountant, Propp, Christensen and Caniglia detailing the receipts of non-membership income by the HOA during 2016 that resulted in income tax liability of \$1,768 to the state and \$5,468 to the feds. In addition, the accountant also sent a letter advising of money totaling \$109,100 on December 31st, 2016 which is an accumulated amount of interest earned from Reserve fund investments over the past several years which is currently posted within the Operating fund but should be transferred to Reserves. Once again, the accountants will attend the June 21st F&I Committee meeting to address these and other HOA financial matters. Board members are invited to attend.
- B. 6919 & 6921 Monticello Court: Delayed repair of homes damaged by uprooted oak tree – Rebecca and David Smith of 6919 Monteverde Court, addressed the Board and the audience about the difficulties and delay they have encountered with Nationwide Insurance and Tudor Construction who are involved in financing and repairing (respectively) the Smith home and the neighboring home at 6921 Monticello Court both of which were severely damaged 3 months ago on February 20, 2017 by an uprooted oak tree formerly standing on Sunrise Parks and Recreation property. For this meeting, the Smiths submitted a 6-page report that includes a matrix listing *action items and high-level milestones with responsible individuals and starting and ending dates and dependencies*. The matrix report states that "There are dependencies and given that we would like this project to begin sooner than later, some of them are due quickly". While Mrs. Smith includes Nationwide Insurance in her complaint regarding the lengthy delay in starting and completing the project, her main complaint centers on Tudor Construction noting the company's representatives' propensity to lie. Also, at one point, both Tudor Construction and the Nationwide Insurance Adjuster advised the Smiths that "they will not talk to the Smiths". She did compliment HOA Facilities and Landscaping Staff for their prompt response immediately following the tree fall incident including removing branches and boarding up broken windows and the like. However, the Smiths did complain about the lack of advocacy received from the Crosswoods' Office. The Smiths indicated that they do not want Tudor Construction involved in any way in the repair of their home. Mrs. Smith suggested using the HOA preferred contractors including Summit Roofing and Brent Martin Masonry.

C. 6918 Vera Cruz: Landscape Committee Recommendation to Approve Removal of Evergreen Flowering Pear Tree – The homeowners of this residence requested that the tree be removed as it appeared to be in stress with minimal foliage, numerous water sprouts and suckers and a few brittle V-shaped junctions which are very susceptible to breakage. Because of these conditions, staff would have no problem having the tree removed. However, the neighbor at 6920 Vera Cruz objected compelling staff to institute “Due Process” beginning with the Landscape Committee recommendation and proceeding with a final decision by the Board of Directors. To accentuate her objection to the removal, the contesting owner (6920 Vera Cruz) hired an independent arborist, Joseph Benassini who submitted an assessment of the tree in question noting that the tree is a juvenile and that the structure is fair with Two co-dominant Trunks (from V-Shaped Crotches) that appear to be well attached. He admits that the foliage on the tree is sparse which he blames on a fungal disease that causes the foliage to develop lesions and eventually fall off the tree. But, this problem could easily be treatable by the application of a copper-based fungicide during the winter season. The arborist added that there is a minor indication of fire-blight that can be pruned out. He concluded that otherwise, the tree is healthy. **Motion #4: By Sherry Firehock, that the Board of Directors approve the May 18, 2017 Landscape Committee Recommendation approving the removal of the evergreen flowering pear tree standing on 6918 Vera Cruz. The Motion was seconded and carried unanimously.**

V. **Adjournment**

With no further business to come before the Board of Directors, **MOTION #5: By Sherry Firehock, to adjourn this Regular Meeting at 7:35 pm and reconvene to Executive Session;** to address the recommendation of Enforcement assessments against 3 Crosswoods’ properties as well as confirm a date to resume the examination of the legal documents of the HOA and suggest any changes.



Dr. Richard Ashby, President

Date: 6/28/17