

CROSSCREEK HOMEOWNER ASSOCIATION  
Annual Meeting Minutes for April 19, 2012

Board Members Present: Pam, Tom, Dustin, Kelli and Denise  
Board Members Absent: Don and Kevin  
Staff Members Present: Vivian and Pat  
Staff Members Absent: Lee

Annual meeting called to order by Pres Pam Mastrantonio who reminded all in attendance of the Cross Creek code of conduct. Pam then gave a "State of the Neighborhood" address giving many of the highlights of the past year including the new easily understood Property Standards Guidelines; have not used attorney services and remodel of the Rec Center bathrooms.

**Committee Reports:**

Rec Center: Kevin out ill but Tom gave brief report for him. Kevin rewrote the Rec Center rules and regulations to make them more understandable and to clear up some of the ambiguous wording. Julie Miller, our rec ctr coordinator, even gave the suggestion to eliminate that position and just have the Rec Ctr board member do that work, saving the homeowner association that additional money. Kevin has done a great job and his efforts have been appreciated.

Maintenance: In Don's and Lee's absence Tom reported that the bathroom remodel is approximate 70% done. Pool needs some repair and those will be funded by the Reserves account.

Treasurer: Kelli commended Vivian for a job well done and how a calendar for bookkeeping events has been made up so those important dates will not go unnoticed.

RV Lot: Denise reports the spaces are filled, the rules and regulations have been updated and lots organized. Tom interjected that Denise made it sound easy but she has done a lot to organize the RV Lot and is on top of it.

Property Standards: Dustin gave a brief overview, feels walkers have been very effective. He has rewritten the letters sent out and thinks they reflect a more positive attitude and willingness to work with our neighbors. Dustin also commended Pat for her help in getting letters written, mailed and various other duties.

Homeowner comments: Judy Thomson feels in the future when someone has resolved a property standards issue, that we send an acknowledgement.  
Vivian fielded some questions re special assessment funds, how much money was left etc. Vivian explained the three separate accounts etc.  
Tom explained that our budget is getting very tight, have to show that we're trying to build our reserves and be fiscally responsible.

Nominations: We have four positions available, two are 2 year terms and two are 1 year terms.

Nominating committee spokesperson Jason Mastrantonio nominated Denise Oest, Kelli Hormel, Pam Mastrantonio and Christie Wedlake. Tom also mentioned that we still have unfinished business and would support those nominated that are already on the board. Opened the floor for other nominations, no one else volunteered.

Denise = 26 votes

Kelli = 26 votes

Pam = 26 votes

Christy= 26 votes

Since all votes are equal, the board will determine how long each term of office will be.

The motion was made to accept votes, David Martindale seconded, motion passed unanimously.

Meeting adjourned 8:20pm

Special Meeting convened at 8:25

Because of a concern there would not be a quorum at the next meeting, a brief meeting was held to determine offices on the board and length of terms.

Pam will remain Pres

Tom will remain VP

Kelli will take the Rec Ctr office

Denise will remain RV Lot

Christy will take the Treasurer office

Because all votes were equal, terms of office were drawn.

Pam and Denise drew 2 years

Christy and Kelli each have 1 year.

Unanimous agreement was reached

Meeting adjourned 8:40