

CROSSCREEK HOMEOWNER ASSOCIATION  
Board Meeting Minutes for April 12, 2012

Board Members present: Pam, Tom, Dustin, Kelli, Denise and Kevin  
Board Members absent: Don  
Staff present: Pat, Lee  
Staff absent: Vivian (ill)

Regular monthly board meeting was called to order by Pres. Pam Mastrantonio.  
Minutes for the February meeting were read and approved as written.  
Minutes for the March meeting were read and approved as written.

Homeowner Comments: Pips were presented and approved for lots 70 and 53.

Pres & VP report: Job descriptions are not completely reviewed and ready to be put into binders but are in process. Vivian turned in a calendar of bookkeeping/treasury actions that need to be finished monthly/yearly.

New time sheets for all staff members are a new addition. Each person needs to log what they do and how much time it takes. For example, how long did it take to mow a particular section of lawn, how often is that section done, when are leaves blown, how We also need to know at what point liens can be filed, is that something that Vial Fotheringham takes care of with their Past Due Assessment Collection program? Pat will call to see if we can get some answers in writing, a brochure or something. We don't have any paperwork from previously.

We did have a home in which a drug raid took place. The person has a medical growing card but we don't know if the homeowner knows. Denise will research having a grower in our area to make sure all guidelines, if any, are being meant.

We've also observed that some residents are using the Rec Ctr parking lot for their own personal parking. Pat will put a notice in the Times that space is for Rec Ctr business only.

Treasurer: Kelli reports checking balance of \$12,938.38; Reserves \$72,251.40 and Money Market balance of \$23,714.90.

Budget: The motion was made to approve, seconded and passed unanimously. Don had suggested via email that we have another special assessment or discuss raising dues; a big toy needs to be placed in the CrossCreek Dr area and the pathways need to be repaved. Tom suggested that we need to start looking toward the future in the next few budgets and taking a harder look at expenditures. He feels it is not appropriate at this time to discuss raising dues or have a special assessment.

Property Standards: Dustin reports that we've lost of couple of walkers and would appreciate a couple new volunteers. Letters are going out and we're noticing a lot of yards getting into shape for spring and summer.

Maintenance: Lee would like a blurb in the Times regarding needing certified lifeguards. He reports that the Pool Man's inspection shows we have too much sediment etc, the pool needs to be drained and cannot leave it completely drained for more than 3 days. A new drain needs to be installed in that time frame as well as several other items that need to be done while drained. The total for the work is \$1592.00. Lee feels the work is necessary and the Pool Man gave an accurate assessment of the work. Motion was made and seconded to approve the work and have it funded by the reserves. The motion passed unanimously.

Bathroom remodel; Lee made comment he doesn't have a ladder for the high areas that need to be painted in the bathrooms. Discussion was held about paint, Tom will pick up two 5 gallon buckets of paint from Metro. There was some mention of a paint party to get the bathrooms finished.

RV Lot: Denise asked Lee to check into getting Snap Shot and Ranger Pro for use at the RV Lot. She also wants to put bungee cords on gates to keep them from swinging. Lee has bungee cords and will take care of it. Denise also would like to email invoices and forms to Lot space renters this year. She would also like to take care of the entire process herself and hopefully save Vivian some time by taking care of receiving payment herself. The board unanimously approved.

Rec Ctr: Kevin turned in \$40 for Rec Ctr rentals and had a suggestion for the website.

Annual Meeting: Need to be at the meeting before 7:00 to set up chairs etc. Denise is bringing refreshments and there are 4 positions open, 2 two year terms and 2 one year terms.

Meeting adjourned at 8:25