



CROSS CREEK HOMEOWNERS' ASSOCIATION
Minutes of Regular Monthly Board Meeting
7 PM, April 9, 2015 Aloha Oregon

Board Members present: Don Duncan, Cheryl Wrzesinski, Kathy Copeland, Kelli Sepulveda, and Jayne Nichols.

Homeowners in Attendance: 18

Meeting called to order at 7:03 pm, quorum was confirmed.
Cheryl Wrzesinski recorded notes from the meeting.

March 12, 2015 Board Meeting Minutes were read. **Motion made and seconded to approve with corrections.**

Homeowner Forum: Property Improvement Proposals submitted: Lot 23 –Repaint outside of home, colors were approved.

Homeowners Comments and Concerns:

- Don answered questions that were raised on the web. Posting of meeting minutes on the website. (They will be added this coming week, we have been updating the website.) Why the treasurer is not a homeowner. (According to the CCR's the only two positions required to be homeowners is the President and Vice.) Why have the homeowners not been made aware of the pool deficiencies. (These requirements are based on the reserve study received by the Board in March 2014, much discussion has taken place in the past meetings.) Which members are up for election. (There will be five positions to be filled, Kathy and Don are the only two whom have time left.)
- Don will research requirements and respond to Cristy Wedlake.
- Lot #146 needs annual meeting packet.

Officer & Board Member Reports:

- President: Reviewed budget for 2015-2016 and answered homeowner concerns.
- Vice President: Resolution for Reserve study. Unfinished Business
- Treasurer: Submitted written report. Read by President.
 - Monthly bank account reconciliation – all 3 March 2015 bank statements have been reconciled with QuickBooks.
 - Lot account statements are issued monthly for those still owing. Accounts incurred interest fees of 6% on Dues balances as outlined in the CC&Rs.
 - Preparation is being made to turn the role of Treasurer/Accounts Receivable over to another once Wendy's service commitment comes to an end in May 2015.



- Balance Sheet of April 9, 2015 for 2014-15 Year Account Balances:
Checking: \$3,015.78; Money Market balance \$8,032.52 Savings (Future Reserve) balance \$47,139.53
Total Cash on Hand: \$58,187.83 Owner/Lot Acct Bal Total: \$13,259.16.

- Rec Center – Renting on Regular basis. Keys were given to the Cleaning company. Visit twice a month.
- RV Lot- Opening April 16th for 22foot. Homeowner brought up weeds in RV Lot. Will have Landscaping company look at it.
- Property Standards - Fine and violations letters were revised by the attorney to meet collection guidelines. Motioned, seconded and passed by BOD to accept and begin using.
- Maintenance - Obtaining proposals for the pool repairs. Mail boxes are finished. Painting inside of building is 90% complete.

Unfinished Business:

- Reserve Study Resolution – Read by Vice President, Motioned and Seconded and passed. Document was not signed, to be sent to Attorney for verification prior to signing and recording. Homeowners asked for the study to be uploaded on the website.
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- Pool Remodel Quotes and needed contracts were discussed. Don reminded the homeowners that the board members have a fiduciary responsibility to ensure assets are free from liability. Must be safe and maintained which has not been done in the past. We cannot continue to patch and not maintain assets.

New Business:

- Annual meeting discussed/ Kathy to bring cookies.

Meeting was adjourned at 8:35 PM.

Submitted by

Cheryl Wrzesinski/Typed by Don Duncan
Cross Creek Homeowners' Association

Next Board Meeting scheduled for May 14, 2015