



CROSS CREEK HOMEOWNERS' ASSOCIATION

Minutes of Annual Association Meeting

7:30 PM, April 16, 2015, Aloha Oregon

Board Members present: Don Duncan, Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland, and Kelli Sepulveda. Board Members absent: None

Staff Members present: Wendy Matthews, Nancy Brewer

A Sign-In Sheet was used to establish attendance. The meeting was called to order at 7:33 pm, and quorum of at least 10% or 31 owners was confirmed. Attendance Total was 89. 45 Owners were present, 44 Executed Proxies were received.

5 Open Board positions were announced. Open Staff positions were announced.

Don read the Minutes from last year's Annual meeting held on April 17, 2014. Minutes were approved by unanimous consent.

Reports:

- President reported the overall status of the Association as good and provided a brief review of the 2014-15 fiscal year highlights, which included: asphalt sealing, the budget, landscaping, seven mail box replacements, pool issues and quotes, the reserve study, revision of property standards violation letters and painting of the Recreation Center (currently in progress). Also mentioned, late fees and account delinquencies.
- Vice President confirmed that the Reserve Study was available on the Cross Creek Homeowners Website
- Treasurer read the written monthly report dated April 9, 2015. Account Balances as of April 3, 2015: Checking: \$3,015.78, Money Market: \$8,032.52, Reserve: \$47,139.53. Total Cash on Hand: \$58,187.83. Income during the current Fiscal Year as of April 3, 2015 totaled \$87,349.70 made up of Dues: \$76,764.17 Rec Center & Pool: \$6,907.30 RV Lot: \$2,470.00 and Misc Income: 1,208.23. Total Expenditures for the current Fiscal Year as of April 3, 2015 are \$104,111.75. Expenses exceed Income by \$16,762.05. These funds were provided for by what is now the Reserve Money Market account. Total Lot Account Outstanding \$13,259.16. 26 Lots have overdue balances, 5 of these are with the Collection Attorney. By law, and out of respect for the individuals involved, information regarding outstanding accounts is not made public.
- RV Lot. There is one open space and names are being taken for the waiting list.
- Maintenance. The pool can be opened by the letter of the law, if the condition is the same as last year. A final decision regarding the scope of current repairs is pending.



- Property Standards. Kelli acknowledged the Property Standards Committee members for their teamwork.

Board Elections

Nominations for Board members were made from the assembly. **The following were nominated and agreed to serve if elected to the Board: Kelli Sepulveda (incumbent), Jason Mastrantonio, John Weinfurtner, Kim Colvin, Kevin Miller, Jerry Sherrill, & Tara Stewart.**

Each candidate was asked to speak about their candidacy. Jason Mastrantonio was not present but had a written statement read on his behalf.

Voting was conducted by secret ballot. Votes were tallied and the totals were announced: Kelli Sepulveda 61 votes, Tara Stewart 55 votes, Kim Colvin 55 votes, Kevin Miller 43 votes, Jerry Sherrill 42 votes, Jason Mastrantonio 40 votes and John Weinfurtner 37 votes.

President announced that a passing vote consisting of 75% of the Association Owners will be required to pass the assessment increase vote and the voting will remain open.

President opened the assembly for questions and comments. Discussion points included: expenditures, delinquent accounts, the reserve study, pool issues, and the recreation center.

Meeting was adjourned at 9:22 PM.

Submitted by

Wendy Matthews, Secretary / Treasurer
Cross Creek Homeowner's Association
Treasurer@Crosscreekhoa.org

Next Board Meeting is scheduled for May 14, 2015
Next Annual Meeting is scheduled for April 21, 2016



CROSS CREEK HOMEOWNERS' ASSOCIATION
Minute Addendum, Board Member Ballot Recount
2:30 PM, April 18, 2015, Aloha Oregon

Staff Members present: Wendy Matthews, Nancy Brewer.

Owners present: Dwayne Eklund, Aaron & Sarah Nielsen, Christy Wedlake, Denise Oest, Brent Brewer.

Wendy provided the Meeting Sign In Sheet from April 16, 2015. 78 Ballots were collected, 16 of these were completed in advance of the annual meeting with ballots the Owner had received in the mail.

The Owners present conducted ballot counts, with two or more individuals compiling totals. The final count was verified by three individual totals which matched exactly. Recount documentation is attached.

The Elected Board Members are: Kelli Sepulveda 63 votes, Tara Stewart 55 votes, Kim Colvin 54 votes, Kevin Miller 42 votes, Jason Mastrantonio 40 votes

Jerry Sherrill received 38 votes, and John Weinfurter received 37 votes.

Submitted by

Wendy Matthews, Secretary / Treasurer
Cross Creek Homeowner's Association
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