



CROSS CREEK HOMEOWNERS' ASSOCIATION
Minutes of Regular Monthly Board Meeting
7 PM, August 14, 2014, Aloha Oregon

Board Members present: Don Duncan, Jayne Nichols, Kathy Copeland, Kelly Sepulveda

Board Members absent: Cheryl Wrzesinski, Monique Richmire

Homeowners in Attendance: 6

Meeting called to order at 7:00 pm, quorum was confirmed.
Celina DeGraw served as Admin Assistant and recorded notes from the meeting.

July 10, 2014 Board Meeting Minutes were read and corrections were made. **Motion made and seconded to approve July 2014 Minutes.** Motion passed unanimously at 7:10pm.

Homeowner Forum: Property Improvement Proposals submitted:

- Lot 85: Exterior paint color sample submitted.
- Lot 217: Exterior Paint color sample submitted.
- Lot 243: Exterior Paint color sample submitted.
- Lot 137: Exterior Paint color sample submitted.
- Lot 35: Exterior Paint color sample submitted.
- Lot 227: Exterior Paint color Sample submitted.
- Lot 121: Exterior Paint color Sample Submitted.

Motion made and seconded to approve. Motion Passed Unanimously.

Officer & Board Member Reports:

President:

- Open Board Position – recommended posting the position in the upcoming newsletter
- Responded to maintenance request.
- RV lots requests have been handled.
- Rec Center – has been handled well.

Vice President: Absent from meeting

- Recommended changes to the website font (color and size)
- 1st Reserve study meeting will be held in September



Treasurer: Submitted written report.

- Budget waiting on the reserve study committee to meet.
- Community Yard Sale – went well, good turnout, signage that was purchased can be reused for next year.
- Settlement – Collection by Father & Cuttingham for Lot 54 for HOA dues that are past due. Lot owner filed bankruptcy. \$328.00 dollars will be collected. Board can accept or pass on the offer. Motion made and seconded to approve. Motion Passed Unanimously to accept the offer.

Balance Sheet of August 12, 2014 for 2014-15 Year Account Balances: Checking: \$9,261.38; Money Market balance \$20,561.36 Reserve balance \$65,097.20

Total Cash on Hand: \$94,919.94 Owner/Lot Account Balance Total: \$38,629.69

Rec Center:

- Possible weekend booking after the pool is to be closed and proposed to allow the pool to be booked. Table for further discussion (Looking into the staff needs for the party)
- anonymous complaint – hole in gate that a small child or animals can go through.
- WA County inspection of the pool and corrects have been made to the pool
- Book Clubs: On Thursday September 4, 2014. The Next book will be Hearts West
- Tables for Rec Center were approved and will be purchased through Staples and no charge for shipping/
- New Ping Pong Table is on order for the rec center.

RV Lot:

- Hole in the corner of the RV lot gate has been repair
- Gate has been left unlock twice
- RV lot users need to remember to double check the lock to make sure the lock is latched when they leave the RV lot.

Maintenance:

- Inspector from Washington County came out and inspected the rec center pool. A larger Chlorinator was need, which had been purchased and installed. Pool is back up to code.



- Two Trees have been inspected and need to be taken down near the pool area.

Pool Preparation and Staffing:

Unfinished Business:

- Tables have been ordered
- Weekly and Bi-weekly cleaning crew for the rec center for fall, winter and spring.
- Reserve Study meeting will be held in September.

New Business:

- **Property Standards Document Update**

Meeting was adjourned at 7:38 PM.

Submitted by

Celina DeGraw, Admin Assistant
Cross Creek Homeowners' Association

Next Board Meeting scheduled for September 11, 2014