



CROSS CREEK HOMEOWNERS' ASSOCIATION  
Minutes of Regular Monthly Board Meeting  
7 PM, February 12, 2014 Aloha Oregon

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

Homeowners in Attendance: 3

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

January 8, 2014 Board Meeting Minutes were read and corrections were made. **Motion made and seconded to approve January 2014 Minutes.** Motion passed unanimously.

**Property Improvement Proposal:**

- 1 property standard approval. Color samples submitted for home and change to vinyl siding. Approved by board.

**Homeowner Comments/Concerns:**

- Lot 201: Suggested some changes to Rec Center Rental/Signs/Forms (Abbreviated check list for cleaning rec center after rental use, recommend a more polished look or presentation of signs and forms in the building) Volunteering time and services.

**Officer & Board Member Reports:**

- President:  
Nothing to report.
- Vice President:  
2<sup>nd</sup> Draft/Final Draft of the reserve study received and ready for 3<sup>rd</sup> review by board.  
Will bring a resolution to March BOD meeting for acceptance.
- Treasurer: Submitted written report.

Balance Sheet of February 12, 2015 for 2014-15 Year Account Balances: Checking: \$5,825.53; Money Market balance \$10,031.76 Savings (Future Reserve) balance \$47,35.20

**Total Cash on Hand: \$62,992.49 Owner/Lot Account Balance Total: \$17,554.50**

Check books balanced.



Budget for 2015: keeping items about the same for last year.

Collection update: \$17,000+ still owing. Suggested 7 accounts to be sent to collection for past due HOA fees. ***Motion made by board move, second and approved.***

- Rec Center:  
Cleaning Company Services have started and will continue to come every two weeks on a 90 day trial basis.

Book club still meeting on the first Thursday of each month and is going well.

- RV Lot:  
Full and no complaints; No change in billing for RV lot
- Maintenance:  
One more mailbox left to fix.

Plans have been suggested for repainting the interior of the rec center.

Lock Replacement on the basketball court again.

#### **New Business:**

- **Reserve Study** - page 5 - weak financial standing as a HOA
  - Page 6 -suggested contribution for the next couple years to help improve the property standards.
  - \$100 per lot and per year to build up Reserve Study to meet ORS directions
- **Reserve Maintenance Contract:**
  - Pool- Lists of work that needs to be done and request for quotes needs to be done by the end of next month.
- **Fiscal Budget:**
  - Review and look at **in March 2015.**

Meeting adjourned @ 8:15pm

Submitted by  
Celina DeGraw, Admin Assistant  
Cross Creek Homeowners' Association

Next Board Meeting scheduled for March 13, 2015