

CROSS CREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for January 10, 2013

Board Members present: Tom, Denise, Joann, Christy (quorum present)
Board Members absent: Don, Kelli
Staff Members present: Pat, Lee
Staff Members absent: Vivian

Minutes for the month of December were read and approved as written

PIPs: No homeowners present with PIP for approval

Pres & Vice-President report: Tom announced he had reconsidered the need to call for a meeting with our attorney, feels it is not necessary at this time.

Treas Rpt: Checking bal: \$3,974.78, Reserves: \$80,879.74 Money Market \$15,714.90
Quarterlies have been filed for the 4th quarter. SAIF file reviewed. HOA dues will go out to homeowners by 2/15

Property Standards: Lot 165 had presented a PIP previously to Joann, approved unanimously.

Pool; Everything is fine

RV Lot: Denise reported one person moved out, another one moving in.

Maintenance: Lee is still "cleaning leaves", Still needs tire tractors, approx. \$255 each. We're still looking for another source, seems pretty expensive.

Old Business:

Taxes: Vivian talked with IRS again re fine for 2009 taxes. She should have an answer whether we have to pay or not by 2/10.

Liens: Original letter was revised using changes suggested at the last board meeting. Denise wanted to know if the Board agreed with their (committee) suggestion of removing fines as an incentive to paying past due amounts? If no response to the letter, fines would not be eliminated.

Late fees, how will late fee's be handled? This will be postponed until February meeting until entire board is present and we have more time to research. The other issue to removing fines is that sometimes there is not the paperwork to substantiate some of the fines. Liens will be further discussed in Mar. Four properties will be submitted to attorney soon. Denise will need ledger from Vivian.

New Business: Early Bird keys; we've received a complaint from a homeowner that she can't seem to get her Early Bird deposit returned. We will need a process for this so it won't happen again. We'll need a form made up and one person to handle. Lee said

he already has a form so we don't need to do that. He was asked to let us see the form, he couldn't find it. Issue will be discussed with Kelli so she can be involved with coming up with a process.

Tom announced Pam's resignation. We will need another person to fill in until April annual meetings. Pat will put a blurb in the Times.

Tom recommended Denise take over as President until April. Denise thanked Tom but declined for personal reasons. Tom will take over Presidency and will sign checks for now. He said he would go to the bank with Christy in the next week to sign the authorization.

Meeting adjourned.