

CROSSCREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for June 14, 2012

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

The minutes were read and approved as written for now. Denise had a suggestion for an amendment which may be discussed at a later date.

PIP's; a couple of PIP's were submitted which will be reviewed by Dustin

Pres & VP reports: Tom reported that most of their time has been taken reviewing homeowner complaints and concerns.

Treas: Checking Bal: \$18,864.21, Reserves: \$72,781.40 and Money Market Acct bal: \$23,714.90. The motion was made to move \$8,098.34 leftover, to the Reserves account. The motion was seconded and passed unanimously.

Property Stds: Dustin reports he is still short a couple of walkers and would appreciate a couple of volunteers. Pat will put the blurb in the Times.

Maintenance: Lee reports that he and Ron are behind on mowing due to the tractor breaking down. The pool is ready for opening and repaired and he also has a couple of new lifeguards ready to go. He mentioned that he has a bridge to repair on his list. Denise asked if the RV Lot had been sprayed yet and Lee said it had not been done yet. Denise let him know that her husband and volunteered to do it and he would be taking care of it the very next day, 6/15. Lee also was asked to trim back the shrubs next to the tennis court, along the pathway on 203rd.

RV LOT: Denise reports that a small space may be opening in the next couple of months, but it is already taken. Again, her husband will spray the lot for weeds on 6/15.

Rec Ctr/Pool: \$320 turned over to bookkeeper for rentals.

Old Business: Bathroom walls still need to be painted up high, looking for volunteers. Pam said she would try to paint on Saturday after the pool closes, Dustin volunteered to help.

The Rec Ctr has been vandalized several times recently with cars driving on the front lawn. A homeowner presented an estimate for a camera for \$2,850, product and labor only. The general consensus was that was very expensive. Lee bought posts for the front lawn, without approval, and painted them. With the posts already being purchased and the board not having a chance to discuss other options, do we want to go ahead and install them? Tom said he would work with Lee to determine the best placement for them before and see how they work before exploring a camera option. Tom made the

motion to move ahead with the posts, working with Lee on placement, looking into reflective tape as well. The motion was seconded and passed unanimously.

Drug house; tenancy was terminated and they are to move out by 6/23.

Swim lessons have been scheduled and instructors hired.

Tom let Cheryl (lot 190), know that the points, comments, concerns brought up at the last meeting had been discussed. The RV Lot and how dues were managed was discussed and explained completely at the last meeting. Re Property Standards Rules and Regs, Cheryl wants them to go to the HOA membership for a vote of 75% of homeowners, that they are in direct conflict with our covenants. Tom says per ORS 94.630A and Vial Fotheringham, we have the right to form the Property Standards Rules and Regulations.

Re certificate of insurance, we are completely covered and in compliance

New Business: Re large purchases such as the posts, Lee said that Don approved the post purchase via email while he was on his vacation.

CC Times, our delivery person has resigned, Pat will put ad in the Times and for the next month the board will deliver them.

Homeowner Comments: Lot 190 said she received a postcard re a property standards violation which was a canopy on the side of her garage while having bark dust delivered and spread. She wanted to know what she should have done; Dustin replied that her canopy needs to be kept out of sight.

Lot # 190 then complained that her name was used in the last Times in the minutes.

She claimed that the board made a decision to use lot numbers instead of names.

Lot # 156 wanted to discuss the reserves account and accounting. He was he reviewed the minutes for the last 5 years and referred to the transfer of monies repeatedly and questioned the wisdom of that. In May of 2010 was the last reference to the special assessment. He felt that we should review the maintenance expenditure over the last two years and reimburse the assessment account. We let homeowner know that In May 2008 we spend a substantial sum of the special assessment to have the tennis courts resurfaced, new backboards installed and the courts striped. We did not have an account marked "special assessment" but rather a way of tracking all the expenditures so we would know how much was spent. And in fact with the bathroom update, the funds are close to being exhausted. This board has taken note of the constant transfer of monies that a previous treasurer used to do and no longer do that on a regular basis.

He then wanted to know what the Reserves account is, what the purpose is and what is the minimum amount. A reserve account is required for any repairs or replacement of any of the common assets, like the Rec Ctr. A certain percentage of all common assets are required to be kept and we are working on meeting that. Our goal is to be closer to \$100,000.00. And this board is trying to minimize expenses.

Dustin took the floor to announce his resignation from the Board as Property Standards Chairperson.

Meeting adjourned 8:20pm

