



CROSS CREEK HOMEOWNERS' ASSOCIATION

Minutes of Regular Monthly Board Meeting

7 PM, March 12th, 2015 Aloha Oregon

Board Members present: Don Duncan, Cheryl Wrzesinski, Kathy Copeland, Kelly Sepulveda

Board Members absent: Jayne Nichols

Homeowners in Attendance: 20

Meeting called to order at 7:00 pm, quorum was confirmed.

Celina DeGraw served as Admin Assistant and recorded notes from the meeting.

February 2015 Board Meeting Minutes were read. **Motion made and seconded to approve February 12, 2015 Minutes.** Motion passed unanimously.

Homeowner Forum: Property Improvement Proposals submitted: Lot 207 – removal of maple tree approved. Advise homeowner to make sure that utilities are marked before the process starts.

Homeowners Comments and Concerns:

- Kelly Anderson: Brought a quote for the processing and mailing of information to HOA members with bulk mailing. Price to help cut cost to and save money for the HOA as well as time in the process. Acceptance was proposed, sustained and passed by the board.
- HO concern regarding Lot #41 - lots of cars and wife runs a day care. Children in danger because of lack of supervision. Board suggested for the homeowner to contact the proper authorities regarding safety of children.
- Jerry Sherrild - concern about speeders driving thru the HOA on Rosa and pedestrians in danger. Suggested a crosswalk and speed limit sign. BOD suggested he contact the proper authorities (Washington County Sheriff) regarding the issues.
- Kristy Wedlake: Read from the ORS regarding fiduciary responsibility and her concern about the possibility of no life guards, swim lessons and etc this summer. BOD President reviewed proposed budget for 2015-2016 with the possibility of the pool being closed for major repairs and fiscal constraints.
- Tara Stewart: wanted to wait for the pool repairs to happen in the fall of 2015. Kathy Copeland was able to give the homeowners more detail about why the repairs have to be done sooner than later and cannot be done in small portions. Offer information for the person to propose a bid. BOD gave the step by step process that has taken place to obtain bids and why things have were set to be repaired at certain months and dates.
- Aaron Neilson: What actions are being taking to get the HOA members in the arrears to pay their bill in full? BOD - attorney for the HOA will take action after the payment is two years pass due. Any amount over 6 years falls off the amount owing.
- Theresa Morrison: Question in regards to the budget and the different columns. BOD President explained the budget and the meaning of the different columns. HO asked for clarification for the cost of running the pool. BOD answered over \$23,000 each year (.



- Bruce McClelland: wanted to know if the reserve study set aside money for things like the pool. BOD – Yes, reserve study is for repair, renovation and improvement on items listed on the reserve study. HO also concerned about leaf pick up for the common or public areas.

Officer & Board Member Reports:

- President: Reviewed budget for 2015-2016 and answered homeowner concerns.
- Vice President: Reserve Study needs to adopted. Resolution will be presented at April BOD meeting. Adoption was motioned, seconded and passed by the board.
- Treasurer: Submitted written report. Read by President.
 - Monthly bank account reconciliation – all 3 February 2015 bank statements have been reconciled with QuickBooks.
 - Lot account statements are issued monthly for those still owing. Accounts incurred interest fees of 6% on Dues balances as outlined in the CC&Rs.
 - Preparation is being made to turn the role of Treasurer/Accounts Receivable over to another once Wendy's service commitment comes to an end in May 2015.
 - Balance Sheet of March 12, 2015 for 2014-15 Year Account Balances:
Checking: \$5,281.15; Money Market balance \$10,032.52 Savings (Future Reserve) balance \$47,139.53
Total Cash on Hand: \$62,453.20 Owner/Lot Acct Bal Total: \$13,911.38
- Rec Center – no report with Board Meeting absent
- RV Lot: Nothing new – lot is full. Homeowner brought up weeds in RV Lot. Will have Landscaping company look at it.
- Property Standards - Fine and violations letters were revised by the attorney to meet collection guidelines. Motioned, seconded and passed by BOD to accept and begin using.
- Maintenance – Difficulties in working with the Landscapers. Obtaining proposals for the pool repairs. Mail boxes are finished.

New Business: Budget for 2015-2016 to be approved was motioned, seconded and passed by board.

BOD accepted resignation of the Admin Position and the newsletter delivery position due to Celina DeGraw moving out of the area.



Meeting was adjourned at 8:19 PM.

Submitted by

Celina DeGraw, Admin Assistant
Cross Creek Homeowners' Association

Next Board Meeting scheduled for April 9, 2015