



CROSS CREEK HOMEOWNERS' ASSOCIATION
Minutes of Regular Monthly Board Meeting
7 PM, May 14, 2015 Aloha Oregon

Board Members present: Don Duncan, Tara Stewart, Kim Colvin, Kathy Copeland, Kelli Sepulveda, Jason Mastrantonio, Kevin Miller (arrived 8:05pm)
Homeowners in Attendance: 23

Meeting called to order at 7:04 pm, quorum was confirmed.
Kelli Sepulveda recorded notes from the meeting.

April 9, 2015 Board Meeting Minutes were read. **Motion made and seconded to approve. Unanimous.**

Board Position Selection

Don suggested realigning positions to combine RV lot and Rec Center position and splitting Treasurer and Secretary into two positions. New Secretary position would fill the previous Administrative Support Staff position, record notes from meetings, and maintain the website. Board agreed on the new positions.

Vote 1 – secret ballots counted by homeowner from Lot 92 and confirmed by Kelli Sepulveda.

President: Jason (3), Don (3)

Vice President: Tara (4), Kelli (2)

Treasurer: Kim (6)

Secretary: Kelli (5), Tara (1)

Property Standards: Kevin (5)

Maintenance: Kathy (6)

Rec Center/RV Lot: Jason (5), Kevin (1)

Don and Jason provided their experience for the President position. **Vote tabled to end of meeting.**

Homeowner Forum

Property Improvement Proposals: Lot 162 –Removal of tree was approved.

Homeowners Comments and Concerns:

- Cross Creek sign on East side of neighborhood needs repairs.
- Lot 65 property standards needs to be addressed – fence, trailer, paved yard.
- Lot 31 property standards needs to be addressed – weeds out of control.
- Center divider on Rosa Drive needs maintenance and cleanup.
- Discussion on the creation of a maintenance plan. Maintenance committee will be created and homeowner from Lot 32 has volunteered to lead.



Officer & Board Member Reports

- President:
 - President announced the budget is posted to the website.
 - Board discussed Cross Creek Times distribution and options for changing the delivery method. Cross Creek Times to be distributed next month. Homeowner from Lot 108 volunteered to deliver.
 - No Vice President report this month.

- Treasurer: Submitted written report.
 - Balance Sheet as of May 14, 2015 for 2014-15 Year Account Balances
 - Checking: \$2,410.63
 - Money Market: \$8,034.03
 - Savings (Future Reserve): \$47,148.54
 - Total Cash on Hand: \$57,593.20**
 - Owner/Lot Acct Bal Total: **\$9,490.45**

- Rec Center:
 - Friday rental was cancelled. Refund homeowner rental dues as this was a charity event. **Motion made and seconded to approve. Unanimous.**
 - Saturday rental requested to setup on Friday night. No conflicting rental. **Motion made and seconded to approve. Unanimous.**

- RV Lot:
 - Opening April 16th for 22-foot space. Need to review waiting list.

- Property Standards:
 - Draft revision of Property Standards Regulations provided to Board. Don suggested additional changes: Change ORS reference in home based business section to Resolution reference, and update subsequent related fines to \$50/month instead of \$3/day. **Vote tabled to next meeting.**

- Maintenance
 - Pool solar cover has been placed and heat has been turned on.
 - Painting complete in the rec center.
 - Rec Center cleaning is \$150/week. Discussion regarding frequency of cleaning and request for volunteers. Change cleaning frequency to once per month for \$150 or volunteer cleaning once per month for one free summer rec center rental. **Motion made and seconded to approve. Unanimous.**



Unfinished Business

- Board provided with a list of lot numbers who have not submitted their vote for the annual dues increase. Board has split the list up and will visit each lot in the coming weeks. A bulleted list of speaking points will be provided by the President.
- Resolution passed in March has been discussed with the attorney. Decision needs to be made on how to approach the reserve study.
 - Option: Create a Maintenance Reserve Policy which will outline the maintenance plan and how the HOA will fund the plan.
 - Option: Create a Resolution filed with the county stating HOA is accepting responsibility for a reserve account, but not accepting the ORS requirement for a reserve account.
 - Without an increase in dues, HOA cannot operate next year due to insufficient funds.
 - Option for a special assessment cannot exceed \$25/lot per our CC&Rs.
 - Homeowner from Lot 70 volunteered to put together a draft policy for the Board to review.
- Pool has been uncovered and water is being warmed. Cleaning still needs to occur and the pool deck where 3/8" difference in height is present will need to be patched. Maintenance committee chair will obtain quotes. Washington County has been contacted and agrees there is no reason the pool cannot be opened this summer from a health & safety perspective.
 - Discussion regarding fundraising for additional pool repairs. Recreation committee will be created.

New Business

- Committees are being created and volunteers are requested.
- Discussion regarding lifeguards and pool administrator. Submit a resume and cover letter to the rec center mail slot.

Board Position Selection

Vote 2 – secret ballots counted by homeowner from Lot 92 and confirmed by Kelli Sepulveda.

President: Don (7)

Vice President: Tara (6), Kelli (1)

Treasurer: Kim (7)

Secretary: Kelli (6), Tara (1)

Property Standards: Jason (7)

Maintenance: Kathy (7)

Rec Center/RV Lot: Kevin (7)

Meeting was adjourned at 9:57 PM.

Submitted by
Kelli Sepulveda, Secretary
Cross Creek Homeowners' Association

Next Board Meeting scheduled for June 11, 2015