



## November 10, 2016 Board Meeting Minutes

Meeting called to order at 7:00 pm

Board Members Present: Jason Mastrantonio, Kelli Smyth, Mike Roach, Ted Smyth, & Steve Keller

Board Members Absent: Jim Buckley

Minutes from October 13, 2016 unanimously approved.

Homeowner attendance: None

Homeowner Concerns: None voiced

**PIP's:** No PIP's presented this month.

**President:** Jason discussed recent resignation of Board Member, Mark Harrington, due to medical reasons. Jason and Jim will manage the property standards duties until the position for the balance of this term can be filled.

The pool pump valve cover was replaced as it was leaking. Jason will continue to monitor pool maintenance to ensure proper operation during the winter and spring seasons.

**Vice President:** No report this month.

**Treasurer:** Kelli Smyth

Checking account:	\$ 20,307.54
Money Market	\$ 10,037.81
<u>Reserve</u>	<u>\$ 90,217.62</u>
Total funds	\$ 120,562.97

Billing: Collected approximately 68% of the 2016-2017 HOA dues.

**(Homeowners are reminded that HOA dues are required to be paid this month.)**

97% of the 2016-2017 RV Lot rents have been received. (The one remaining homeowner has been contacted directly.)

Arrears: 10 accounts are past due totaling \$6369.73 including finance charges and \$150 in property standards fines. Finance charges have been assessed on all past due accounts. Two lots previously in collection have been settled and are clear.

Miscellaneous: Debit card purchases totaling \$508.58: postage (\$291.40), copies, (\$167.19), Anti-virus program for laptop (\$49.99).



**Rec. Center/RV Lot:** Four rentals with one additional rental possible this month.

RV lot is full with five homeowners on the wait list.

**Property Standards:** Mark Harrington has resigned his position as chair for property standards. Jason met with the property standards committee on 11/9/16. The committee is in need of more volunteers. Interested individuals should contact Jason directly for information. Three violation letters are being sent out this month.

**Maintenance:** Ted received three bids for a new furnace for the Rec. Center. (The present furnace had not been functioning properly and is 27 years old.) After discussion on the bids, Ted made a motion seconded by Mike to accept a bid of \$4,950.00 for installation and replacement of the furnace. The motion passed unanimously. The new furnace will be installed within the next week.

Ted received eight interested homeowners willing to volunteer their time and expertise to assist the HOA on a variety of maintenance issues. Interested individuals will be contacted as Ted delineates specific areas and timelines for completion.

**Old Business:** NLS Landscapers are still not completing their prescribed duties as per contract with the HOA. Numerous requests and meetings have proven to be ineffective. The Board discussed possible alternatives. Ted will begin interviewing interested companies as replacement for the current provider. He will report back to the Board to discuss recommendations.

The area of “no-man’s land” has been treated and cutback. The left over cuttings and trash will be hauled away.

**New Business:** Ted has received several bids for the exterior replacement and renovation of the Rec. Center. A special meeting of the Board will be held this month to discuss all bids and recommend a contractor to begin the work. This meeting will be open to all HOA homeowners. This special meeting will be advertised as per bylaws of the HOA.

**Kelli motioned, Ted seconded to adjourn. Unanimously passed. Meeting adjourned at 7:57 pm.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next monthly meeting is scheduled for December 8, 2016.