



October 13, 2016 Board Meeting Minutes

Meeting called to order at 7:04 pm

Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Ted Smyth, & Steve Keller

Board Members Absent: Mark Harrington & Mike Roach

Minutes from September 8, 2016 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109 & 188	
Nancy Brewer, staff member	

Homeowner Concerns: None voiced

PIP’s: One PIP received requesting driveway expansion. The Board unanimously rejected this proposal and the owner was notified. The homeowner changed the expansion dimensions and requested a new ruling. After all Board members discussed and visited the expansion site, the Board agreed unanimously to the adjusted driveway expansion. The homeowner was subsequently notified of the Board’s decision.

President: Jason and other Board members with community volunteers winterized the pool for this season. Jason will monitor the pool this winter to ensure proper operation and chlorination.

Vice President: The extended operation of the pool in September was successful the first weekend after Labor Day but was closed the following two weekends due to weather. After this time the pool was winterized for the season.

Treasurer: Kelli Smyth (All accounts have been reconciled for the month of September.)

Checking account:	\$ 39,629.19
Money Market	\$ 10,037.13
<u>Reserve</u>	<u>\$ 65,212.50</u>
Total funds	\$ 114,878.82

Billing: Collected approximately 57% of the 2016-2017 HOA dues.

94% of the 2016-2017 RV Lot rents have been received.

Arrears: 13 accounts are past due totaling \$6755.37 all in collections. Three property standard fines totaling 150.00 are past due. Finance charges have been assessed on all past due accounts.



Miscellaneous: One purchase in September for \$52.98 for envelopes to mail collections resolution to all HOA homeowners.

Special Note: All residents of Cross Creek HOA will receive this month, a copy of the new collections policy that was adopted by the Board at the September 8, 2016 meeting.

Kelli made a motion to write off a \$50.00 attorney fee for legal work done for lot # 122. This house is in foreclosure and the amount is uncollectible at this time. Jim seconded and the Board passed this motion unanimously.

Rec. Center/RV Lot: Rec. Center was rented once in September. October and November each have two rentals at this time.

RV lot is currently full with four homeowners on the waiting list.

Property Standards: The Property Standards Committee met on 9/12/16. Three friendly reminder letters were sent out and one fine letter.

Maintenance: The furnace at the rec. center has been repaired many times and may need to be replaced. Ted will look into this situation and will inform the Board as to recommendations at the HOA Board meeting in November.

NLS Landscaping is still not performing all needed duties. Ted will look at the current HOA requirements and will report back to the Board.

New Business: Ted asked that the Cross Creek Times be delivered to each Homeowner in the HOA twice a year to ensure that important HOA information is being received. The monthly CC Times will continue to be sent out electronically. After discussion, the Board determined that the months of June and November are typically very important to most residents of the HOA. The first home delivered edition will be sent out this December. Here after, the delivered editions will be sent out in June and November yearly.

Jim motioned, Jason seconded to adjourn. Unanimously passed. Meeting adjourned at 8:50 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for November 9, 2016.