



September 8, 2016 Board Meeting Minutes

Meeting called to order at 7:01 pm

Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Mike Roach, Mark Harrington, Ted Smyth, & Steve Keller

Board Members Absent: None

Minutes from August 8, 2016 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109 & 188	Christine McClelland, Lot # 101
Terry Graham, Lot # 28	Elizabeth Harrington, Lot # 236
Jerry Sherrell, Lot #32	Jen Altinger, Lot # 157

Homeowner Concerns: Portable speed limit warning signs were obtained from the Washington County Neighborhood Street program. Several will be placed in and around the HOA. Permission was also received from Washington County to maintain permanent speed posting signs on Rosa Street. These machines collect data on number of vehicles traveling on Rosa Street and the average speed limit.

PIP's : None presented.

REPORTS

President: Jason, Jim and Kelli had a free of charge conference call with our attorney at Vial/Fotheringham (VF) regarding our 2014 collections resolution. The Board was advised to do the following:

1. Rescind the 2014 version of the collections policy, which was recorded with Washington County. This recording should not have been made.
2. Adopt VF's collection resolution immediately. This is a standard resolution they require all of their clients to use. It is clear and proven to be very simple and direct. VF would not be able to continue with collections unless their version was adopted.
3. Mail a copy of the new (2016) collection resolution to each homeowner. This new collections policy will go into effect after it has been recorded and notarized by Washington County. A copy of the new policy will be mailed to each homeowner in the HOA this month. Kelli made a motion to terminate the current collections policy that had been filed incorrectly. The motioned was seconded by Mike and unanimously approved. Kelli further motioned, seconded by Ted, to rescind the current collections policy. This also was passed unanimously. Kelli motioned to accept the new collections policy as provided by V/F attorneys. The motion was seconded by Jim and passed unanimously.



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Vice President: Jim stated that the pool was closed some days this summer due to non-attendance and cold weather. The pool will remain open for 2 additional weekends, weather permitting. Closure of the pool will occur after September 18th.

Treasurer: Kelli Smyth

(Checking Accounts have been reconciled for the month of August 2016.)

Checking account:	\$ 37,298.52
Money Market	\$ 10,036.48
Reserve	<u>\$ 65,208.23</u>
Total funds	\$112,543.23

Billing: Collected approximately 45% of the 2016-2017 HOA dues.

84% of the 2016-2017 RV Lot rents have been collected.

Arrears: 13 accounts are past due with 12 in collection totaling: \$6,789.29

\$150.00 In Property Standard Fines.

Miscellaneous: Debit card purchases totaling \$269.48 for bridge stain supplies and lunch for volunteer assistants.

Rec. Center/RV Lot: Rec. center has been rented for September 10 with no exclusive pool usage. No other rentals have, at this time, been requested.

Complaints were made previously regarding trash left in trailers in the RV lot. This has since been taken care of and trailers will no longer be admitted to the RV lot in the future. Current occupants with trailers have been excused. Contact has been made for individuals who have not currently paid the lot rental and that have no current vehicle ID registration. Some weeds in the RV lot need to be removed and NLS landscape services for the HOA will be contacted to ameliorate this situation.

Property Standards: Eight friendly reminder letters have been sent out since the last report. One violation and one fine letter have also been sent. Some discussion was held regarding process for collection of fines.

Maintenance: Two of the HOA common area bridges were stained using volunteers. One more bridge is in need of staining. Ted requested that a call be made for volunteers to assist on this and other HOA projects which would save the association out of pocket costs.

Ted made a motion seconded by Mark to hire an individual to remove overgrown bushes and other growth on the "no-man's land" property. The amount requested is not to exceed \$1500. The motion passed unanimously.

Old Business: A homeowner had previously requested clarification on the legality of the process used for obtaining an increase in the HOA dues this past June 2016. After discussion with the HOA V/F attorney, the current process was found to be legitimate and accurate.



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

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for, October 13, 2016.