



20555 SW Rosa Rd. • Aloha • OR • 97078-3712

## April 14, 2016 Board Meeting Minutes

Meeting called to order at 7:05 p.m.

Board Members Present: Tara Stewart, Kim Colvin, Nancy Brewer, Kathy Copeland, Jason Mastrantonio, Kevin Miller & Kelli Smyth.

Board Members Absent: None.

March 10 meeting minutes and March 17 emergency minutes approval tabled until final draft submitted

Homeowner attendance:

Lots 112, 64, 109, 413	
150, 97, 139, 24, 16	
28, 412, 402, 267	

### PIPs were submitted:

- 1 house paint color-approved unanimously
- 1 driveway expansion-approved unanimously
- 1 fence-approved unanimously

### Neighborhood Watch:

suspicious teens reported pulling pranks on Rosa Road near the rec center late one evening

**President:** Nomination strategy was discussed. Voting will take place first thing at the annual meeting to allow sufficient time for counting, map will be provided to show ballot/proxy submissions, confirm with attendees for any last minute nominees submitted.

**Vice President:** lifeguards and pool administrator needs to be hired and assigned. Flyer will be made for lifeguard position and taken to Aloha and Hillsboro pools as well as possibly Craigslist. Job descriptions need to be updated for secretary and maintenance, Cross Creek Times delivery was halted and the carriers given severance pay.

### Treasurer: Kim Colvin

Checking account:	\$ 4264.24
Money Market	\$ 10033.20
<u>Reserve</u>	<u>\$ 65186.42</u>
Total funds	\$ 79483.86

\$20,000 was transferred from money market to reserve account. 94% of 2015-16 dues have been collected and 100% of 2015-16 RV Lot rentals. 18 accounts are past due totaling \$8651.68 and \$250 in property standards fines. All but 4 past due accounts have been sent for collection, one making payments, 2 are prop. Standards fines and one is the property mgmnt for Rosa Park Condominiums.



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Budget: YTD income is \$85k, exceeding projections by \$3k, YTD expenses \$62k, under budget by almost \$9k, operating at a profit of nearly \$23k.

Debit card purchases totaling \$360.01 in March, mostly for envelopes and postage for annual meeting packets.

Attorneys do not approve of our collection resolution and fine letters. They have sent a new resolution they would like us to adopt that will cost \$500-\$750 to complete. The conversation about the new resolution cost us approximately \$250. Collections resolutions were tabled until the new board is elected.

**RV Lot:** lot is full, 4 rentals for rec center, lots more expected as inquiries are increasing.

**Property Standards:** Gentle reminder letters scheduled to be mailed out in the next 2 weeks as well as 1 violation letter out for lot 94 regarding a utility trailer. Mark and property standards have chosen to start gently with reminders as to the ongoing issues with the spaces between the fence/lots and the street/sidewalks. Violation letters will follow if there is no action. Rosa Road seems to hold a majority of the lots in question.

**Maintenance:** Light post fixed in the RV lot. Ants have been reported in the kitchen of the rec center, backflow testing needs to be done. Pool pump backflush/timer may be broken. Will have it evaluated and perhaps replace, estimated at approximately \$500.

**Motion by Jason to purchase new pool pump, seconded by Kevin, unanimously passed.**

Solar covers need to be replaced in the 2016-17 FY budget.

**General Discussion:** unfinished business: RESERVE STUDY, tabled until dues increase passes.

Earlybird training tabled until new president is elected, changes to property standards document for annual meeting: tabled until new attorney is resolved.

Webmaster contract: revised to \$250 and monthly salary to remain at \$40.

**Motion by Jason to pay the \$250, seconded by Kathy, unanimously passed.**

Rec Center calendar on the CCHOA website is not functioning, discussion about possibly placing in document form until interactive option is resolved.

Residents suggested discussion of changing attorneys.

**Kim motioned, Jason seconded to adjourn. Unanimously passed. Meeting adjourned at 8:17 pm.**

Submitted by:  
Kelli Smyth, Secretary  
Cross Creek HOA

ANNUAL MEETING SCHEDULED FOR APRIL 21, 2016.

Next monthly meeting is scheduled for May 12, 2016.