



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

August 11, 2016 Board Meeting Minutes

Meeting called to order at 7:00 pm and quorum confirmed.

Board Members Present: Jim Buckley, Kelli Smyth, Mike Roach, Ted Smyth, & Steve Keller

Board Members Absent: Jason Mastrantonio, Mark Harrington

Minutes from July 14, 2016 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109 & 188	Terry Graba , Lot # 28
Jim and Bev Snapp, Lot # 26	Norm Hauded, Lot # 231
Jerry Sherrell , Lot # 32	

Staff Member: Nancy Brewer

Homeowner Concerns: Hornets have made nests in railroad ties behind lot # 411 next to HOA common walk area. Current landscapers have been unable to mow in that area. Request to make current county speed sign close to Rec. Center permanent. Some blocks of cement have been left on common HOA property behind lot # 75. A question was asked regarding responsibility for sidewalks and curbs in front of owners' homes.

PIP's: Four PIP's were presented and three were passed unanimously. One PIP was tabled needing further clarification.

President: Vice President, Jim Buckley, gave the president's report. Pool operation continues to be successful and currently staffed by 6 lifeguards. The president thanked Board members and homeowner volunteers for dead tree and brush removal from HOA common grounds.

Vice President: Jim Buckley reported pool operation continues to be positive. Current lifeguards will be considered for next summer's pool operation. Several homeowners have volunteered time to operate the front desk this season. Swim lessons ended this year on July 23 and were deemed to be successful. Volunteer involvement for the last two months were in excess of 54 hours. Many hours were not counted due to participants wanting to forgo recognition. National night out was not well attended. A plan to increase awareness of the event will be developed prior to next years' event.

Treasurer: Kelli Smyth

Checking account:	\$ 38,877.24
Money Market	\$ 10,035.80
<u>Reserve</u>	<u>\$ 65,203.82</u>
Total funds	\$ 114,116.86

Billing: Collected approximately 41% of the 2016-2017 HOA dues.

Collected 81% of the 2016-2017 RV Lot rents.



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

Arrears: 12 accounts are past due for a total of \$7023.09 including finance charges and \$150 in Property Standards Fines. Finance charges have been assessed on all past due accounts. 12 of 13 accounts have been sent to collections. One lot in collections is pending sale and past due amount has been communicated with the title company.

Miscellaneous: There were no Debit Card purchases for the month of July. A \$10 return item fee is anticipated for the month of August.

Rec. Center/RV Lot: Mike Roach.

Two Rec. Center rentals during July and one for the month of September have been requested. The rental in September will occur after the start of school and will include the pool.

RV lot is currently full with five individuals on the wait list.

Property Standards: Mark Harrington.

Two reminder letters, one violation letter, and three approval letters were sent out this month.

Maintenance: Ted Smyth.

The hot water heater in the Rec. Center was replaced. Volunteers disconnected and drained the old unit at a savings of two hours of contracted plumber time. Board members and volunteers removed four dead trees and a fifth dead tree was removed professionally at a cost of \$1400. Bridges and mailboxes in the HOA need some new stain to prevent wood rot. Volunteers will be solicited to complete this task.

Old Business:

None

New Business:

The Board unanimously approved keeping the pool open two additional weekends past Labor Day weekend.

Jim motioned to adjourn, seconded by Mike. Unanimously passed. Meeting adjourned at 8:19 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for September 8, 2016 at 7:00 pm at the Rec. Center.