



July 14, 2016 Board Meeting Minutes

Meeting called to order at 7:00 pm

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

Board Members Absent: Jason Mastrantonio

Minutes from June 9, 2016 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109 & 188	Terry Graba , Lot # 28
Ken and Peggy Kirk , Lot # 53	Nancy Brewer Lot# 244
Jerry Sherrill , Lot # 32	Jane Hersey, Lot# 62 & Steve Elbert Lot # 84

Staff Member: Nancy Brewer

Homeowner Concerns: Two homeowners expressed concern over another HOA residents’ unkempt landscaping. Other concerns involved cutting of HOA common area grass too close to the creek. One homeowner expressed concern that the HOA Board did not follow approved CC&R’s regarding the recent dues increase that was approved June 2016. The Board will address this concern with the HOA law firm and Jason will contact the homeowner regarding the results.

PIP’s: Six PIP’s were presented and all were unanimously approved.

President: Vice President, Jim Buckley, gave the president’s report. The pool passed final inspection by Washington County after previous items had been addressed and rectified. Discussion regarding extended hours of operation and inclement weather closures were addressed. The president also acknowledged the many Board member volunteer hours that had been given last month to ensure a smooth pool operation.

Vice President: Jim Buckley reported successful hiring of five lifeguards for this summers’ pool operation. Jim further noted that he had been unsuccessful in obtaining any further interested lifeguards through the Craig’s List web site. 38 children were involved with beginning swim lessons this summer. Intermediate level swim lessons will be looked at for next years’ pool planning. Volunteer hours to the HOA by Board members and other residents exceeded 32 hours last month. This provided significant savings to the HOA.

Treasurer: Kelli Smyth

Checking account:	\$ 22,360.22
Money Market	\$ 10,035.13
<u>Reserve</u>	<u>\$ 65,199.41</u>
Total funds	\$ 97,594.76

Billing: Collected approximately 21% of the 2016-2017 HOA dues.

Collected 29% of the 2016-2017 RV Lot rents.



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Arrears: 13 accounts are past due and in collections for a total of \$6941.45. The property management company for Rosa Park Condominiums is current through July's payment.

Miscellaneous: Debit card purchases totaling \$604.29 include: new BBQ purchase for the Rec. Center, sprinkler heads and repair parts, screws for decking, Craigslist for lifeguard job posting, stamps, office supplies, and shelving for pool room. One check was returned for insufficient funds from a previous rental agreement. Mark made a motion to add a \$25 return check fee listed on the current Rental agreement for the Rec. center. Mike seconded and the motion passed unanimously.

Rec. Center/RV Lot: Mike Roach.

Five rentals have been received totaling \$420. The ant problem has been greatly reduced at the Rec. center. Barrier Pest control will continue to provide services monthly as needed. The RV lot is currently full with five on the waiting list. There are 17 forms that have been received out of 37 sent regarding current RV registration.

Property Standards: Mark Harrington.

Seven reminder letters, two violation letters, and two fine letters are being sent out this month.

Maintenance: Ted Smyth.

Services of a handyman have not as yet been procured. A total of five trees need to be removed from the HOA common areas due to disease. Ted made a motion to have a tree service remove these trees in an amount not to exceed \$2600. Mike seconded the motion and it was passed unanimously. A list of items to be repaired in and around the HOA will be developed and volunteers recruited to assist as appropriate. Our current contract with NLS will be over in September of this year. The maintenance committee has determined a variety of issues that need to be addressed at the Rec. center. Ted will be contacting local tradesmen to contract with the HOA to address these concerns. Bids will be brought to the Board for approval at next Board meeting or in September. Work to be started on these areas after the pool closes in September.

Old Business:

Kelli will be setting up a meeting with the HOA law firm, VF to discuss the collections policy.

New Business:

National Night Out will be August 2. HOA to provide desserts.

Annual HOA garage sale will be August 12-14. Kelli will print up maps for interested homeowners.

Jim motioned to adjourn, seconded by Mark. Unanimously passed. Meeting adjourned at 8:52 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for August 11, 2016.