

CROSSCREEK HOMEOWNER ASSOCIATION  
Board Meeting Minute for November 8, 2012

Board Members present: Pam, Christy, Kelli, Joann, Denise, Don  
Board Members absent: Tom  
Staff Members present: Lee, Pat  
Staff Members absent: Vivian

Minutes for October were read and approved as written with one abstention.  
PIPs, none were presented for approval

**VP & President reports;** see Old Business

**Treasurer:** Checking balance \$1,460.00 Reserves \$80,879.74 Money Market \$23,714.90 Previously it was asked how many homeowners were past due and the amount still owed. Approximately \$31,592 is the amount accumulated past due. Per Don our CC&R's state that we can charge 6% interest on past due amounts. He also indicated that any new homeowner is responsible for any dues left over or off escrow. Christy said that past due statements would be sent out with \$25 past due fee.

**Property Standards:** Joann gave report and is following up on a couple of abandoned homes in the area.

**Pool:** Discussion was held whether the Pool Registration form should still be used and was determined it was a valuable tool to keep in use. Kelli also reported that we only have 2 outdoor chairs left so we should consider getting some new chairs as it gets closer to spring

**Rec Center:** \$40 in rentals was turned in

**RV Lot:** Denise reports it looks good, but granules for ants still need to be put down.

**Maintenance:** Lee announced the purchase of a new lawnmower at a cost of \$299.00. Don distributed a spread sheet headed "CCHOA Assets". This is what he is working with to come up with a Maintenance plan/Reserve study. Rich Redeker, Cheryl Wrzesinski and Lee Hoodenpyle will be working with Don to complete the plan. The Board was encouraged to add to the spread sheet if they saw anything else that should be considered. Lee also mentioned that the tractor tires need to be replaced and to replace would be over approx. \$255 for each tire plus S&H. The suggestion was made not to order right away but several places could be called for estimates.

**Old Business:** Pam let everyone know that after the last meeting in Oct she opened an envelope from the IRS with fines of \$3000. This was relating to the taxes from 2009 which was thought to be all settled. Per the IRS the W2 & W3's were not sent to the

social security administration. Pam and Vivian called the IRS, sent off the requested documents and filed an appeal. We'll have an answer in a few weeks.

The 2010 taxes are all taken care of, 2011 taxes have now been mailed. Discussion was held as to whether the CPA filled for an extension or not, Vivian only said that we were in compliance. That should be addressed with the CPA. Our information should be to our CPA by July 1<sup>st</sup> with taxes due in October. This should all be part of the treasurer's responsibility. Discussion evolved around whether to keep current CPA, interview a new CPA, interview the old CPA as to what happened and what takes so long. Final decision was to stay with our current CPA for now.

Liens: Denise reports that it does not have to be an officer of the board filing, the cost is \$35 for one page and has to be notarized and can be mailed. After that, in 7 – 10 days, we'll get a copy of the lien to file. The lien stays in effect until we say it has been satisfied.

The resolution from 2007 was rescinded

Don suggested we should be sending letters to those who are past due over \$400 and offer a payment plan before sending a lien. Denise will head up a committee with Don and Kelli helping to formulate a plan and letter.

Attorney meeting still not scheduled, please submit any questions now to Pam.

Names vs lot numbers in minutes; After much discussion it was decided to use the lot # and first name of those homeowners speaking in a board meeting. The motion was made to use lot # first name, seconded and passed unanimously.

Meeting adjourned