

CROSSCREEK HOMEOWNER ASSOCIATION  
Board Meeting Minutes for October 11, 2012

Board Members present: Pam, Tom, Kelli, Christy and Denise (quorum)

Board Members absent: Don

Staff Members present: Lee, Pat, Vivian

**Minutes:** September minutes were read and approved as written

**PIP's:** None were submitted

**Pres & VP report:** Tom reported that all of their time was spent putting together the packet/letter that was sent out to all homeowners in September.

**Treas:** Checking acct bal: \$8,635.37 Money Market; \$23,714.90 Reserves: \$80,879.74  
Report read by Christy

**Property Standards:** Postcards and letters being sent

**Rec Ctr:** \$80.00 in rentals has been collected

**RV Lot:** Denise would like a reminder in the Times for space renters to pull in close to the back fence for winter and be centered in their spot so anyone else can get in and out or cover their rigs.

**Maintenance:** Lee reports he is "maintaining". He reported a power pole has been removed and after speaking with PGE has learned that they want to convert to LED lights after September. He also has a few pink ribbons from PGE to tie around poles that need light bulbs replaced after they have been called in. It helps workers identify which poles need attention.

**Old Business:** Re property standards open board position, Joann Williams has volunteered to fill that position, Lot 190 was nominated and she accepted the nomination.. The board voted via secret ballot, Joann was elected unanimously with one board member abstaining. Joann accepted the position after the motion was made and seconded to accept the vote.

Maintenance Study: Don, in June of last year, reported that he and Lee would begin a 15 year plan for maintenance to determine what replacements need to be made, repairs, etc. We'll have to wait until he gets back from his current absence to see what progress has been made.

Taxes: Vivian was asked if the taxes were done yet, she reported she asked the CPA to take care of them. Denise asked if an extension was filed and Vivian replied that we are in compliance. Tom wanted to know if an audit was being done, thought they generally did an audit when they did our taxes.

Denise asked about Liens needing to be addressed, are we going to file, when, who etc. Pat got info from Vial Fotheringham and sent it to Pam some time ago re their program. Tom referred Denise to ORS 914-709 re liens. Denise will investigate and report back. Homeowner asked how many delinquencies there are, we do have several that owe several thousand dollars. Another homeowner pointed out that it used to be only a board officer could file a lien.

**New Business:** Regarding attorney letter re Property Standards document, Tom reported that while the email we received from our attorney carried no charge, to have a formal written

document from that meeting did carry a \$216.00 fee. Homeowner asked if it could be posted, Tom would have to check with our attorney due to the threat of litigation. Homeowner asked how the CC&R's could be changed; Tom explained that 75% of 309 homes would have to agree to the changes. We can only define what we mean by the rules, for example – antennas. Lot 190 wanted to know if we are extending or expanding the property standards document and the CC&R's. Once again, our attorney supported exactly what our property standards document is. Lot 190 questioned the ruling about garbage cans only being out for 24 hours saying that it didn't used to be that limited. Tom let her know that he didn't have time to research that right now to determine if a change had been made but it can be defined under the nuisance clause. Lot 190 then wanted to know if, for example, the garbage can ruling could be changed at the annual meeting if she brought enough people and proxy votes to vote for that change. Tom acknowledged that could happen. Another homeowner asked about the CC&R's, Tom giving a lengthy explanation that what we are referring to is the Property Standards document, not the CC&R's.

Impending litigation; Pam spoke of the possible need for a meeting with our HOA attorney regarding the thread of litigation and feels the HOA should be prepared should that happen. The motion was made to make an appointment with our attorney and seconded, passing unanimously. Tom will set up an appointment and board members should submit any questions ahead of time so they can all be answered at once.

Staff salaries: Tom would like to give increases to a couple of staff members who work a lot of hours for basically about \$2.00 an hour. He proposed to raise both Vivian's and Pat's salaries to \$300 per month. Denise feels we don't have the funds in the budget to offer any raises. Tom still would like to see them get increases especially when there is so much work to be done for both of them during the summer months. Both spend a lot of hours during the spring and summer with dues, property standard issues not to mention if we have anything unusual going on. Denise is still opposed not knowing where the money would come from. Tom indicated with a reduction in maintenance hours this winter would offset the costs. Pam suggested we be able to claim any mileage we use, the same as Lee. The motion was made, seconded and passed unanimously and the salary discussion was tabled for the month.

Lot 190 offered to help with the "reserve study". If we find \$80,000 is an adequate amount for us to have in reserves, perhaps we won't have to put anymore into that fund. In that case, we would have funds to free up for other things. Lot 40 mentioned a spread sheet regarding reserves and thought Don still had it, Lot 190 said he does have it. When Don returns, lot 190 can offer to help him if he wants a committee to help with his maintenance/reserve study.

Meeting adjourned 7:55