



CROSS CREEK HOMEOWNERS' ASSOCIATION  
Minutes of Regular Monthly Board Meeting  
October 9, 2014 7 PM, Aloha Oregon

Board Members present: Don Duncan, Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland, and Kelli Sepulveda

Board Members absent: (1) Open Board Position (1) Open Voting Position  
Homeowners in Attendance: 10

Meeting called to order at 7:04 pm, quorum was confirmed.  
Celina DeGraw served as Admin Assistant and recorded notes from the meeting.

September 2014 Board Meeting Minutes were read and corrections were made. **Motion made and seconded to approve September 11, 2014 Minutes.** Motion passed unanimously.

**Homeowner Forum:** Property Improvement Proposals submitted:

- Lot 108 : Stone pathway next to the driveway on the lawn side, just for pathway - approved by board
- Lot 67 : Shed for the backyard - approved by board.

**Homeowners Concerns:**

- Home owner Lot 168: Trailers, dumpsters, and branches hanging over the street (206<sup>th</sup> street) Talked with the property standards board member.

**Officer & Board Member Reports:**

President:

- One of the bridges was fixed
- New Ping Pong Table Assembled

Vice President:

Reserve Study:

- Alliance – not received a final payment for the reserve study.
- Proposed date to meet with Alliance Company Thursday evening October 23<sup>rd</sup> @ 7pm in the early evening



RV lot:

- Individual wanted to put the travel trailer in the RV lot. Waiting on paperwork to be received.
- 1 Outstanding Lot Fee Due for the RV Lot

Treasurer: Submitted written report.

- Printed copies of the report submitted all board members.
- Waiting on the Reserve Study, fund are set aside and waiting on the Reserve Study Committee
- November 15<sup>th</sup> is the last day. Late fee starts accruing on the 16<sup>th</sup> November. 6% on balance owed.
- 26% of homeowners in the HOA dues are still outstanding

Balance Sheet of September 10, 2014 for 2014-15 Year Account Balances:

Checking: \$7,467.50; Money Market balance \$20,564.79 Reserve balance \$65,142.54  
**Total Cash on Hand: \$93,142.54 Owner/Lot Account Balance Total: \$24,551.39**

Rec Center:

- Proposed reimbursement for Wendy for attending meeting for the HOA. Board Approved and passed.
- New Tables - Assembled and are in use at the rec center
- Rec Center is still being rented.
- Advertise about the rec center in the newsletter
- Looking for a cleaning crew to come in and clean the rec center twice a month
- Old Card Tables Sold

Maintenance:

- Repair 1 of 2 bridges in the HOA has been completed.
- Rec Center Painting Inside (needs to be done) Voted and passed by board to be done by maintenance.
- Pool was winterized.

Landscapers : major need of landscaping (received bids from different companies)

- Bark chips at all the playground and complete trimming, over grown shrubs and removal of dead trees.
- Pole Pruner by the landscapers
- Tree will be taken down by the maintenance person.



- Resigned to having to pay it. Accept the bid that was brought to the board. Passed.

**Unfinished Business:**

- Property Standard Document – changes proposed – will review next month
- Website – need the notes from the meeting minutes, advertise rental,
- Gardens in the front yard and free stuff on the side of the road

**New Business:**

- Pool Repairs/Updating of the pool – operational review of the pool (report and estimate proposed)
- Proposed a flyer goes out to notify for the Reserve Study Committee and be delivered

Meeting adjourned at 8:25pm

Submitted by

Celina DeGraw, Admin Assistant  
Cross Creek Homeowners' Association

Next Board Meeting scheduled for November 13, 2014