

**CROSS CREEK HOMEOWNER'S ASSOCIATION**  
**Board Meeting Minutes for Jan 13,2005**

**Board Members Present:** Rich, Leo, Bill, Laura, Brent, Christa & Carolyn

**Staff Members Present:** Lee, Nancy, Marilyn and Pat

**Staff Members Absent:** Elisa

The monthly homeowner's meeting was called to order. The minutes for the month of December were read with Leo making the motion to accept them as written and Bill making the second. The minutes were approved unanimously as written.

**HOMEOWNER ATTENDANCE**

|                                |         |                    |            |
|--------------------------------|---------|--------------------|------------|
| Keith Fisher & Marjorie Fisher | Lot 33  | Bud & Alice Bunker | Lot 51     |
| Andy & Wanda Vigil             | Lot 85  | Alicia Steiner     | Condo 5780 |
| Jerry & Roberta Wiens          | Lot 237 |                    |            |

**Bookkeeper:** Nancy reports a checking acct balance of \$18,752 & savings of \$3,285.60. She also reports the checking account had a time banker bill pay option attached to it at \$9 per month. Nancy cancelled the option, saving \$9 per month. She reports Federal and State taxes are now paid and current. Marilyn, while reviewing her books for the year 2004 observed that she had not been paid for Apr, May & June of last year. Nancy is paying her now.

Alice has still refused to give up the machine (scanner/printer), that is CrossCreek property. The association has purchased her a new printer to replace it, per her specifications. The Board has decided not to pursue Alice appearing before the Board to justify her processes and actions as bookkeeper, Rich would like to just keep it in the past and move forward. Brent will however, draft a demand letter that she returns the printer, per Board instructions. Rich and Laura will sign the letter.

Nancy asked if anyone knew the process for filing liens and will research. No one at the meeting was familiar with how to proceed with filing.

Homeowner Alicia Steiner, lot 5780, states that neither her realtor nor the escrow company told her about the annual dues to the association. She requested that her late fees be waived, that she didn't know there were late fees. Other homeowners commented that their title company had done the same thing. Brent made the motion to waive the late fees and Laura made the second. The motion also included arranging payment of fees, passed unanimously.

Leo observed that the funds in the checking account is getting pretty low, we need to reserve them. All agreed.

Nancy states that the Or Employment Department wants to schedule and audit. Nancy is confident we'll be fine.

**Treasurer:** Christa said now that the Holidays are over, she will start a description of position

**Rec Center:** Linda reports that all of the fundraising efforts have raised around \$1400. She would like to see the rental fees raised and also charge an additional \$10 for an extra hour. She said that she is looking at bids for the projection screen etc so movie nights can begin again. Elisa asked through Linda if a financial seminar is something that could be presented to homeowners. It would just be a presentation that would be presented by someone else but no cost attached, just information for residents. Brent asked just what constitutes a rental?? We let the scouts use the rec center, it is open to the community= no rental fee

Private parties= rental

Open to everyone- but possibility of making money?? Rental.

No decision was made as to whether to raise rental fees or not.

**Neighborhood Watch:** Marilyn reports all has been quiet. Someone did say a truck was stolen over on Westside St. Marilyn also talked about the sheriff's letter that she receives and everyone can receive it, just request.

**Maintenance:** Leo talked about the tractor and the fact that it has been repaired twice over three years for transmission problems. It doesn't run now. Lee has priced some new tractors, Deere, Toro & Snapper at approximately \$3,000. One homeowner brought up that the tractor is not made to haul the trailer around the community, as it is used now. Another homeowner suggested that there be a cost analysis of a lawn service vs tractor, payroll etc. Brent addressed by saying we need to find out how much wages, supplies, repairs etc are costing us. Lee has a couple of estimates for lawn service for around \$2000 a month for our common areas. That would not include taking care of the RV lot weed control, trimming trees, spraying around the fences, drains cleaned, debris picked up and trash cans emptied etc. We pay Ron a lot less than a landscaper. Lee feels most cost effective to keep as is.

Linda suggested we just schedule work parties-starting a calendar and planning. Lee thinks on paper that's a good idea but often times we cannot plan ahead and again, volunteers aren't always available.

No decisions made yet. To be addressed again later.

**Pool:** closed, no report

**RV Lot: Carolyn** reports she only had one call and it was about how long the wait list is for a utility trailer – we don't allow utility trailers in the lot

**Prop Standards:** Brent let us know the attorney will have the preliminary rough draft of the covenants next week, and the purpose of that is for them to address questions to Brent. Then they will have the preliminary draft for the Board to preview at the next meeting. Would like to have the time to prepare it for the annual meeting and have homeowners for it. Brent said we will need decisive votes –78 no's or 286 yes votes. The attorneys will give us a recommended guideline for reserves – a formula to use. We will then need to use due diligence & put money aside for reserves.

Leo brought up the home on 205<sup>th</sup> & Rosa, where board members were to take a look at the side gate to determine if the homeowner could actually put his utility trailer behind the gate. The opinion of those who did look was the homeowner could change the gate and put the trailer behind the gate.

**Old Business:** Arbor Homes, Rich will meet with them again next week to follow-up.

**Misc.** Ads in the Times, Cross Creek resident realtor wants to put an ad in the Times. We do put ads in the Cross Creek service directory, but they are home business type ads. Do we want commercial ads in the Times?? Do we charge??

A. Take a vote next month

B. Consider a rate schedule

Brent brought up how the Times says one month on the head, another for the minutes & the calendar is another. Pat puts the approved minutes in the Times so they are always a month behind. Rich took a vote from the homeowner's present, they votes for less information but more current. Pat will put Dec & Jan in the next Times and just do a synopsis with a disclaimer now.

Rich will have a meeting at the Rec Ctr on Thurs 1/20 @7:00 to review the Chart of Accounts and budgeting. Anyone is welcome to attend.

## Board Meeting Minutes for Feb 10,2005

Board Members Present: Rich, Laura, Brent, Christa, Linda, Leo, Bill and Carolyn

Staff Members Present: Elisa, Lee, Marilyn, Nancy and Pat

Homeowner and Residents in Attendance:

|        |                       |        |                       |
|--------|-----------------------|--------|-----------------------|
| 82     | Andy Vigil            | 257    | Jerry & Roberta Siens |
| ??     | Mark Loban            | 26     | Beverly & Jim Snapp   |
| 175    | Tia & Steve Bianstech |        |                       |
| Deline | June Heer             | Deline | Patti Schilasky       |
|        |                       |        |                       |
|        |                       |        |                       |

Homeowner Comments: Jason Mastrantonio is interested in helping raise the dues. He was also wondering if there is some financial consequence available for those who turn their homes into rentals?? He has seen some deterioration of the neighborhood for those homes.

Rich called the meeting to order, minutes were read and unanimously approved for the Jan meeting. Rich talked about the conversion from Peach Tree to Quick Books so the homeowners present would understand what he was referring to.

**Bookkeeper:** Nancy said payroll was successfully completed with Quick Books, and she printed up some timecards. Alice will be returning the printer next Wednesday. Nancy also indicated the state audit was fine, they only reviewed payroll. Checking balance is \$16,625.85 and savings is \$3,276.48. Elisa asked about the phone bill, can we change to Verizon to save money? The answer was that after doing research, we have a business line, can't be changed.

**Treasurer:** Rich showed the Chart of Accounts showing expenses. Rich asked for all board members to review and call him with any questions or suggestions. Rich explained all papers and that Christa Short will be responsible for quarterly reports. Each month she will be responsible for reporting any unusual deposits, whether the payroll was done by the 27<sup>th</sup> of each month and if there was anything of financial note.

**Rec Center:** Linda reports the big screen TV is in place and they are getting prepared for summer activities. Movie nights will start again. They originally had hoped to purchase a projection system but they couldn't due to wiring issues in the rec center. Elisa said that she has had a request from a neighbor to do scrapbook workshops twice per month.

There was discussion last month regarding raising the rental rates of the Rec Center and a decision should be made this month. The suggested rates are as follows:

\$100 deposit for damages  
\$40 for 3 hours - \$10 for an additional hour  
Pool rate to stay the same \$60

Christa made the motion to make the change to the above rates with Laura making the second. The motion passed with two dissenting votes. The new rates will go into effect March 1/2005 with any new reservations made after that date.

Elisa asked about the financial seminar that was brought up last month. She will rent the facility for the financial group to host the seminar. Her request was ok'd.

June Heer, Deline Association treasurer asked to speak, wanted to present a concept for the Board to discuss. She proposes that Deline homeowner's be allowed to use the Cross Creek pool during the summer for a set fee of \$50 per family. She feels that would be a fair price for approx 20 families being allowed to use our pool. In return that would generate \$1,000 additional income to CCHOA. A homeowner asked if this is something all homeowners would vote on?? The response was since this is just conceptual at this point, only the board would be discussing

and making a decision whether to proceed or not. Brent asked if the fee is just for family, not guests and would they be required to abide by all of our rules. They said yes. They also would have to sign up by a specified date. After much discussion, Rich thanked them for their proposal and our Board would discuss it at a later date.

**Neighborhood Watch:** Marilyn reports that she did receive one call, a Dad reported his son saw a suspicious character riding his bike through the area looking at houses and talking into a recording device – Brent!! We commend that young man for being so observant and letting his Dad know. More residents should be so aware. Marilyn also reports that there is a lot of mail theft again being reported, Kinnaman and 178<sup>th</sup> area in Aloha have been hit lately.

**Pool:** Covered and closed

**Maintenance:** Leo asked Lee to report what all he has been doing in the last month as far as maintenance. Lee repaired the tractor, picked up leaves, made sure Rec Ctr was maintained and that the chemicals in the pool are correct, checked the pump, replace nets and trim bushes around the Rec Center and he also painted upstairs. Coming up, replace damaged door to Xerox room and plant trees behind the pool. Leo said he brought this up because these are things that a landscape company would not do.

Some of the mailbox stanchions were replaced last year. We would like to emphasize that residents use locking mailboxes and replace the stanchions that way. The old ones cost about \$150 per to replace. We were reminded of the offer made to homeowners last year regarding locking mailboxes, but there were no takers. Laura suggested that we research again and consider making the same offer. No one volunteered to do the research.

**RV Lot:** Carolyn checked all the licenses and called those who did not have current tags, only two. There is one boat that will be moving to a larger space. Brent is working on an agreement for the RV lot, agreements for folks who obtain spaces such as; getting a space, then purchasing a larger RV and expecting to keep the same space. The RV lot is many years old and RV 's cannot be over 30' long. Carolyn also noted there has been a lot of trash in the lot lately, Pat will put a note in the Times to clean up around your vehicle.

**Prop Standards:** Brent has been sending letters re violations. He has met with the attorney firm, taking 3.5 hours to review the draft of the covenants. He does have copies, which he is asking all board members to review. It is a very large document, 50 double-sided pages! They then set a date of Wed 3/2, 7:00pm for all board members to get together to review.

**Old Business:** Arbor Homes; they finally cut a swath for fence, concrete in for posts and it looks like it will be a cyclone fence rather than a cedar one which was requested.

### ***Action Items:***

- ❖ Confirm date for annual meeting
- ❖ Set date for “stuffing party”, what do we want included in letter??
- ❖ Are we ready to move to a permanent bookkeeper rather than interim? Have all those who applied been contacted?
- ❖

**CROSS CREEK HOMEOWNER'S ASSOCIATION**  
**Board Meeting Minutes for March 10,2005**

Board Members Present: Rich, Brent,Leo,Bill, Christa and Carolyn

Board Members Absent: Laura and Linda

Staff Members Present: Lee, Elisa, Nancy, Marilyn and Pat

The regular monthly meeting was called to order at 7:13. The minutes for the February meeting were read and unanimously approved.

**Bookkeeper:** Nancy reports that the checking balance is \$8,360.53 and savings is \$3,276.48. She also reports that there are 6 liens to file with the cost being \$16 each. She would like Board approval to spend the money to file the liens, pointing out that the monies will eventually be retrieved from the homeowners. Leo made the motion for Nancy to write the check for liens to be filed and Christa made the second. Motion passed unanimously. There was discussion about how much money has been spent in the last few months and how low the checking account is. It was pointed out that a \$3,000 check went to the attorney for the covenants review, \$1,000 went to Linda for Rec Center fundraising and \$900 had to be paid to the IRS due to penalties for taxes not being paid.

**Treas:** Christa's report was that she & Nancy will go over the final issues so she will be able to give full reports.

**Rec Ctr:** No report, Linda absent. Lee did bring up the doors for the pool entry, which were on the remodel list. He did look into the doors that are listed on sale at Lowes, they looked good and they only have three left. They are on sale for approx \$300, down from \$500, do we have the money to buy it now? Brent said we have \$8000 for three months. Bill is opposed until we have a budget in place. Rich put the question to Christa; do we have the money? The fact was brought up that Linda said she has the contractor to install the door now. Christa made the motion that the door be purchased now so that it can be installed before summer swim season, with Brent making the second. With three yes votes and 2 nays, the vote passed. Lee will purchase and be reimbursed.

**Pool:** Closed & Covered. Time to start looking for lifeguards for the summer. Pat will put a blurb in the Times.

**Neighborhood Watch:** Marilyn states that all has been quiet. She still is hearing a lot of reports from around Aloha of mail theft. She also referenced an article that she read from Wash.County regarding time "4:20" which is a secret code for a time to "get high". She would like to see that mentioned in the Times as well as listing the Web site for the county to get information about released inmates etc.

**Maintenance:** Leo would like to discuss the mailbox stanchions of which Lee replaced a few last summer. They cost up to \$150 per set; he would like to propose that we offer homeowners a \$150 reimbursement for a post office approved locking mailbox. Homeowners would have to work with their neighbors, reach an agreement about which type and also do the installation themselves. He made the motion to include a specified time, June 30 and Christa made the second. Motion approved unanimously.

Mowing has begun early this year, nice weather, and so Ron is working earlier. The Arbor Homes development finally has the fence up. Bill suggested we pose no trespass signs on the fence, Lee said he can do that.

**RV Lot:** No report.

**Prop Standards:** Brent states the attempted meeting with all board members to review the covenants didn't happen. Several members did not show for the meeting, but thanks to those who were there. Covenants cannot now be presented at the annual meeting, there is simply not enough time. Brent suggested that perhaps schedule a regular board meeting, make it brief, convene and discuss after – even though it may take several hours.

Rich made the statement that in the past covenants revision discussion has reached a certain point then stopped. Rich feels very strongly that it would be a travesty not to continue since attorney fees have been paid and so many hundreds of hours have been put into this. We would like to present a finished product to homeowners and we must finish by reviewing and deciding what will be in the covenants. Verbiage must be discussed as well as state rulings etc. After much discussion of dates etc, the date of Sat, April 9 at 1:00pm was decided upon. All Board members will meet to review, discuss and rehash the covenants at a place to be decided upon as it gets closer. That way it will be done before the annual meeting.

**Other Business:**

Leo made a motion that Nancy Brewer continue as Bookkeeper and become the office Cross Creek Bookkeeper at the regular pay rate. Bill made the second, and the motion passed with one abstaining vote.

**Annual Meeting:** Confirmed date of annual meeting, 4/21. Pat will send last years letter to all Board members so they can review and come up with an agenda. She will then compose letter and the stuffing party will be at the Rec Ctr Thurs 3/24 @ 6:30pm.

Meeting adjourned

CrossCreek Homeowner's Association  
Annual Board Meeting Minutes for April 21, 2005

Board Members Present: Laura Winters, Brent Brewer, Carolyn Patrick, Linda Osmon, Leo Horst, Bill Martin, Christa Short

Board Members Absent: Rich Redeker

Staff Members Present: Elisa Buckley, Lee Hoodenpyle, Marilyn Macintosh, Nancy Brewer

Staff Members Absent: Pat Mazzocco

Homeowner Attendance:

|     |                        |     |                      |
|-----|------------------------|-----|----------------------|
| 61  | Harold Patrick         | 26  | Jim Snapp            |
| 33  | Keith Fisher           | ??  | Mr & Mrs Jerry Wiens |
| 145 | Mike Wordiza           | 181 | Debbie Cantrell      |
| 51  | Bud & Alice Bunker     | 53  | Ken & Peggy Kirk     |
| 263 | Donald Duncan          | 70  | Daryl & Denise Oest  |
| 107 | John & Linnea Kokinos  | 206 | Mark Loan            |
| 151 | Dave Switzer           | 238 | Gwen Tiemeyer        |
| 135 | Bob & Elinor Schnyerch | 75  | Donna Severson       |
| 69  | Vicky Copley           | 57  | Jason Mastrantonio   |
|     |                        |     |                      |

The annual meeting was called to order at 7:30pm by VP Laura Winters. She read a brief statement from Pres Rich Redeker outlining some of the challenges of the Board this past year and accomplishments and then introduced board members for committee reports.

Rec Center: Laura began by complimenting Linda on the appearance of the Rec Ctr. Linda thanked all of the volunteers who put in hours not only on the facility but also for the many fundraisers. Linda also mentioned that Bar-B-Ques will begin again in summer.

Pool: Bill Martin reports they still need lifeguards this summer and will be hiring a new instructor. On June 4 we'll need volunteers to help uncover the pool so call Lee or Bill. The swim rules will be posted on the bulletin board and anticipates the pool opening 6/18

Treasurer: Christa gave check details – profit and loss. They sent in 1<sup>st</sup> quarter federal taxes and are working on the state taxes. There was a question regarding dues due date, reminded letters will be going out. Christa also thanked Nancy, that bookkeeping is getting squared away thanks to her work.

Maintenance: Leo talked about the bridge on Rosa Dr being vandalized and that it needed to be replaced anyway. Volunteers helped construct the bridge and therefore keep costs down.

The big toy at 203<sup>rd</sup> & Cross Creek Dr has been taken down and no decision has been made whether to replace it. There are other toys near by.

Leo expressed concern with the Arbor Crest property and the problems created by their landscaping. He states that they have created a swamp/wetland and is concerned with mosquitoes and that the county will not help. He also is concerned with the area that belongs to Cross Creek: path, woods, blackberries etc., and the possibility of drug & alcohol use and loitering. Arbor Homes did put up a fence at our request.

Leo also reported that during the facility remodel that dry rot was found in the kitchen. He is concerned about where else there might be dry rot. He also is concerned about the roof; those are two major problems that need to be fixed.

RV Storage: Carolyn reports there are 36 spaces, 34 are filled leaving 2 spaces available and 14 on the waiting list for an appropriate size space. Maintenance has sprayed the lot for weed control and homeowner's have been asked to clean up around their spaces. Carolyn states that the combination on the lock will be changed, that kids picked the lock and she will call everyone with the new combination. She does have occasion to send inquiries to homeowners and would like cooperation in responding to the inquiries. She also put out a plea for help with her position.

Neighborhood Watch: Marilyn reports that she really doesn't receive a lot of phone calls with concerns and she should be getting more. She stressed if there is an incident requiring assistance to call 911 then to call her. She can then have a record of what is going on in the neighborhood and be aware of any kind of trends or problems developing. She did have a call from someone reporting kids at the bus stop smoking pot – be aware of your kids.

- Get secure mailboxes, we are offering help with mailbox replacement assistance.
- Be more involved in your community. Marilyn can get sheriff's department to come out and give talks and be involved in Neighborhood Watch Night Out.
- ID cars if you catch them speeding through any of our streets We can also request a trailer speed sign.

Property Standards: Prop Standards committee meetings have been open to all homeowners discussing changes to CC&R's but attendance has been dismal. Brent would like to have more volunteers, come to meetings, look for violations and Brent will send notices. Last year Brent sent out 100 violations letters and he is now getting some good responses from some.

The CC&R project was actually started by past President Robert Schmitt. Brent has followed up with details and reviewed all of the covenants. He has submitted to attorneys, got the first draft back, reviewed with board members and made more changes and the attorneys have the draft back typing up the final document. The plan is to send to all homeowners for review –20 pages- along with a ballot. This will be an open election and we'll be going back to those who have not yet turned their ballots in. Brent also explained that the board spent \$3000 on the first draft and the revisions are being done on an hourly basis with a \$500 cap.

#### Door Prizes:

Donald Duncan, Laura Winters, Bill Martin and Dave Switzer

#### Board Elections:

Term of office: Brent Brewer, Carolyn Patrick, Laura Winters

Nominated were:

|              |               |                    |
|--------------|---------------|--------------------|
| Don Duncan   | Jim Snapp     | Carolyn Patrick    |
| Brent Brewer | Laura Winters | Jason Mastrantonio |

Brent moved that nominations be closed.



Results are:

|       |    |         |    |       |    |
|-------|----|---------|----|-------|----|
| Brent | 17 | Carolyn | 17 | Laura | 16 |
| Don   | 8  | Jim     | 3  |       |    |

Brent & Carolyn tied, will decide at the next board meeting on who gets the 2 year term and 1 year term. Board positions will be decided at the next board meeting 5/12/05.

Brent discussed driveway widening materials – put in CC&R's and vote when voting on CC&R's . It would have cost if voted on separately so it will be included in revision. Still will need materials capable of supporting vehicles; concrete, gravel, cobblestone as examples.

Homeowner comments, Q & A's:

Q Vandalism, how is it handled?

A Board needs to decide how to handle. Lee said that in the past, they paid for damages & were on Lee's "list" – picking up garbage, odd jobs, and different types of work.

Lee thinks we're in pretty good shape in comparison to others. Reminded homeowners to be vigilant, if you see something call Lee or Leo to get after the kids and also to call Marilyn so she can keep a record.

Q Leo talking about repairs for dry rot and roof, do we have money set aside?

A Laura addressed plans for future budget and we will learn from the attorneys regarding required reserves what will be necessary to work toward.

Q Homeowner asked to see P&L statement, wants to see the whole year

A Christa states she can supply that in May, that the Peachtree conversion prevented that being available at the annual meeting.

Q When were dues last raised?

A Fifteen years ago

Q How can one pass?

A Brent answered that 75% of homeowners need to vote yes. Mail out ballots, come for special meetings or drop off at rec center.

Q What % of homeowners pays dues?

A Only 40 homeowners have not paid (15% not paid)

Q Series of questions regarding dues, maintenance costs, user fees for maintaining RV area, pool etc.

A Board members in general addressed the questions. We do need to budget, currently working on a budget. We'll need to divide by number of houses, determine cap charges due to the CC&R's state max "cap" charge. Brent addressed the question

of charging fees for RV lot etc. That it might hinder dues increase, preferably we would want a general increase first. The Board can charge for pool w/o homeowner approval. If general increase doesn't pass, then perhaps that would be an option. Laura also said that revenue from the pool and RV area would be very minimal, especially considering the paperwork that would need to be done, just more of a hassle. Laura also made the suggestion that if anyone wants to work on an increase to call Christa Short, she would like to form a new committee

Q Complaint about violation letters being sent to homeowners, specifically regarding a broken basketball hoop.

A The association is in place to keep places looking nice, not being antagonistic or to "pick on homeowners"

Q Bylaws: If not current on dues, can they vote? Will the due date for dues change to earlier in the year??

A Brent is trying to get an answer from the attorney re voting on CC & R's even if dues are not paid. It is a possibility that the dues due date could change but needs to be changed in the CC&R.

Leo suggested a CC&R meeting where homeowners can come over to Rec Ctr and ask questions on specifics. Suggests scheduling after ballots mailed but before voting.

Meeting adjourned @ 9:38

CROSS-CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for April 14,2005

Board Members Present: Rich, Leo, Bill, Laura, Carolyn, Christa, Linda & Brent

Staff Members Present: Lee, Elisa, Marilyn, and Pat

Homeowners Present:

| Lot # | Homeowner Name        | Lot # | Homeowner Name     |
|-------|-----------------------|-------|--------------------|
| ?     | Aaron & Sarah Nielsen | 238   | Gwen Tiemeyer      |
| 135   | Bob & Elinor Schnerch | 51    | Bud & Alice Bunker |
| 206   | Mark Logan            |       |                    |

The March meeting minutes were read with Carolyn making a motion to accept as written and Bill making the second. The minutes were unanimously approved.

**Bookkeeper:** absent due to computer problems, report given by Christa. The checking acct balance is \$9,715.67 and savings is \$3,248.24. Christa states that there is an investigation of the 2003 social security paid, that there was a discrepancy but no other reports.

**Treasurer:** See above

**Rec Center:** Linda reports lots of rentals so the facility has been busy. She did say that a homeowner did volunteer to install the patio door to the swim pool with a couple of other helpers.

**Pool:** Bill said he is anticipating uncovering the pool around 6/4 and will need volunteers. Also Lee still needs 3 FT and 4-5 PT lifeguards. Pat will put both in the Times.

**Neighborhood Watch:** Marilyn states that all is quiet, only a couple of calls received with questions.

**Maintenance:** Leo said the boulders at Rosa and 209<sup>th</sup> keep moving. With Shep's help they could be moved back into place. He's not sure how they keep moving since they are so heavy but are into place again. Leo mentioned he will bring up the space over on Cross Creek Dr where the Big Toy was removed. What would homeowner's like to see?? Rich said the toy was really not used much, perhaps a picnic table would work.

**RV Lot:** Carolyn reports two new occupants have moved into the RV Lot, a camper and a canoe. She also mentioned that the owner of a boat has until May 1 to remove the boat from the RV Lot.

**OTHER:** While waiting for Brent, who was detained, Rich discussed the covenants and the process for completing the covenants. Changing of the billing date was discussed and is an option that the covenants may allow.

Linda asked about how many board positions are open; Rich thinks two but Brent has the list. Laura said she was only on a one year term and Christa was an alternate.

Will we have door prizes at the meeting? The unanimous agreement was that small door prizes may be given but not the six months of dues. Rich asked Linda to donate plants, she agreed.

**Deline Association:** A couple of months ago a presentation was made by the Deline Association proposing a plan for the use of the Cross Creek pool. After much discussion by board, staff and homeowners present Leo made a motion to deny access to the Cross Creek pool by Deline Assoc as presented by them with Laura making the second. Voting was unanimously in favor.

**Prop Stds:** Brent answered the question regarding which board positions would be opened up. He said that Brent, Christa and Laura all had expiring terms. Brent has sent out some property violation notices, approx \$350 in fine notices. They were for a variety of reasons, expired tags, boat in driveway, car not running.

Covenants: Brent said the Board met and agreed on what needs to be changed, now it needs to go back to the attorneys. The minimum amount required will be \$200 for them to retype the covenants and get the proper verbiage. Brent would like authorization to send the covenants back to the attorneys for the final draft with a cap of \$500. Bill made the second and the vote was unanimous. When done, the Board will review the document again before presenting to the homeowners for vote.

\_ Brent and Nancy would to lodge a formal complaint regarding lot 238. Lot 238 has three current violations: Celica with expired tags; Basketball hoop hangs over the street and the backboard is all broken out and not being used; car work is constantly being done for friends and others. Rich agreed to the letter being sent, Laura agreed to be the contact person on the Board if they complain. This has been an ongoing situation for a long period of time and the Board will back the Brewers complaint.

Meeting adjourned

## CROSS CREEK HOMEOWNERS' ASSOCIATION Board Meeting Minutes for May 13, 2004

**Board Members Present:** Rich Redeker, Brent Brewer, Laura Winters, Leo Horst, Zendra Hanft, Bill Martin, Carolyn Patrick

**Staff Members Present:** Elisa Buckley, Lee Hoodenpyle, Marilyn MacIntosh, Alice Desautel, Pat Mazzocco

The monthly meeting was called to order at 7:10pm. The April monthly minutes were read, Leo made a motion to accept the minutes as written with Bill making the second. The minutes were approved as written. The annual meeting 4/15/04 minutes were read with Bill making a motion to accept the minutes as written and Brent making the second. The minutes were approved as written.

### STAFF REPORTS

**Bookkeeper:** Alice read a typed presentation and distributed the budget report, account balances, Cross Creek check register as well as copies of her typed presentation. Rich further explained the reimbursement policy, what it is for and the column for giving explanations. Rich also asked Zendra and Alice to come up with a threshold for reimbursements. Some of our reporting may have to be more formalized in the future. Lee asked why his gas was not reimbursed, Alice said because there was no receipt. Lee will have to have a receipt in the future, for now he can present a handwritten receipt.

**Rec.Ctr.** Linda Osmon and Elisa Buckley made a presentation of proposed changes to the Rec Ctr including: painting, structural changes to the kitchen, moving furniture and copier, walling off an area for folding chairs and copier and an area for a big screen tv, as well as much more. Their proposal included a \$2000 cost estimate as written using volunteer labor and donated materials. Laura asked questions as to how we fund things in the association, separate funds for separate things?? Brent explained we may have to have reserves set aside legally for property the association owns. Rich suggested that Linda and Elisa have a meeting with Lee and Leo to put in some kind of order priorities on the project to have a better idea of costs and time frame for each project. Linda passed out a sign up sheet for a decorating committee and Rich suggested that Linda coordinate questions, suggestions and proceed with caution.

**Neighborhood Watch:** Marilyn reports all is quiet, she only had one call regarding a vehicle parked on Rosa Rd. A homeowner present reported that all of their DVD's had been stolen out of their living room, no forced entry. Reminder to all homeowners to keep doors locked, even if they are home or working in their yards.

**Maintenance:** Leo reports that the new boulders at the 209<sup>th</sup> entrance keep moving around. Brent suggested rebar surround them at three points would keep trucks from pushing them around. Zendra mentioned that she will be having some bark dust delivered and would like permission to take the extra up to the island and barkdust it for the development. Permission given and appreciated. Lee informed the board that the association tractor died again and the cost of repairs is approx \$600-\$700. He recalls

that we paid \$2000 for the tractor in 2000. The problem is the air cooling system for the transmission and it as been in for repair three times, same problem. He wants to know if we want to trade it in now?? Leo suggested that we shop around and get estimates for another tractor; we need a heavy-duty tractor/mower. We can get quotes in July or Aug.

## **BOARD REPORTS**

**POOL:** Lee states that the winter cover needs to be removed in preparation for summer. He will need volunteers and 2 power washers to help Mon May 31 @ 9:00 am. He also said he needs the master list from Alice and that the computer needs to be updated with current residents for the lifeguards. Brent will update the computer. Lee states that the pool will open 6/19/04, hours 1pm-9pm and private parties will be on Fri evenings. Lessons will begin the week of 6/28.

**RV Lot:** Carolyn wants to send letters out to folks on the RV waiting list to get dimensions of their vehicles to see if their RV will fit in the available spaces. Also to remind owners that their dues must be paid in full for the RV to be in the lot.

**TREAS:** Zendra is concerned with keeping her position as a board member and as treasurer; time constraints and working out of town prevent her from attending all meetings. She proposed an audit committee. Brent counter-proposed that Zendra hold the position of Alternate board member holding the office of Treasurer with a committee. Zendra agreed with the proposal.

### **Board positions**

|                   |                 |                     |              |
|-------------------|-----------------|---------------------|--------------|
| <b>Pres:</b>      | Rich Redeker    | <b>Maintenance:</b> | Leo Horst    |
| <b>VP</b>         | Laura Winters   | <b>Rec Ctr</b>      | Linda Osmon  |
| <b>Prop Stds:</b> | Brent Brewer    | <b>Alternate:</b>   | Zendra Hanft |
| <b>Pool:</b>      | Bill Martin     |                     |              |
| <b>RV Lot</b>     | Carolyn Patrick |                     |              |

Next years elections will be for three years positions giving great continuity to the board. Attorney's are looking at current CC&R's, reviewing all covenants and rulings.

### **Old Business:**

**Arbor Homes:** Rich reports that Arbor Homes Perry has submitted a plan regarding the property behind homes on Harmony Pl. The plan submitted is with "restoration work" with erosion control fabric and seed mix. Trees are to be planted accordingly. Questions:

- Is drainage going to be done?
- Spraying for mosquitoes?
- When will work begin?
- Are they replacing Cross Creek Fence?

Homeowner issued complaint at meeting several months ago, thought a board member was going to write a letter to homeowner on behalf of the board. Is there any progress?? Rich suggested following the path of another situation on Wright St with similar circumstances. Homeowner agreed.

**New business:**

Rich will bring drafts of job descriptions, position responsibilities so the board can review and make any amendments necessary.

Brent made a couple of proposals to be brought up at the next board meeting that other associations have adopted.

1. no longer using lifeguards at the pool.
2. charging for RV spaces

Progress of money market fund????

Kinder swim time?????

Meeting adjourned at 10:00pm

**CROSSCREEK HOMEOWNER'S ASSOCIATION**  
Board Meeting Minutes for June 09, 2005

Board Members Present: Rich, Leo, Carolyn and Brent  
Board Members Absent: Bill, Christa, Laura and Linda  
Staff Members Present: Nancy, Lee and Pat  
" " Absent: Elisa and Marilyn

Homeowner attendance:

|     |                         |    |                |
|-----|-------------------------|----|----------------|
| 33  | Keith & Marjorie Fisher | ?? | Bill Levelt    |
| 237 | Mr & Mrs Jerry Wiens    | 26 | Beverly Snapp  |
| 100 | Sherrill Frank          | ?? | Harold Patrick |
| ??  | Debbie Teasdale         |    |                |

The regular monthly meeting was called to order at 7:11pm. Minutes were read, Leo made a motion to approve as written and Carolyn made the second. The minutes were approved unanimously.

While we were waiting for Brent and Carolyn, Rich read some e-mails he had received. If he continues to receive e-mails that are pertinent to all, he may make that part of the monthly meeting. One letter was from a homeowner who had a complaint about the pool; the concern was that the swim lessons fill up with non-residents taking classes and that Lee has had to add additional classes just to accommodate CrossCreek kids. Lee states that CrossCreek residents always take precedence and he has never had to add classes. Rich would like to see homeowners who e-mail their concerns include their name, phone# and lot number in their letter.

Sherrill Frank, homeowner and on behalf of Debbie Teasdale made a proposal in regard to having a snack shack at the pool during the afternoons daily from 1-4:30. They propose to have a snack shack with nominal fees and presented an idea for a menu. They also feel that they would give another "pair of eyes" to help the guards watch kids on the premises. Rich asked about what they had in mind for rent? Sherrill feels it would be such a small amount earned that it should be for free, it is meant to be a service. Leo asked what would happen with the money earned, Sherrill said she would "go shopping". She also mentioned that with the snack shack she would be at the Rec Ctr and could help plan activities, Bar-b-Ques etc.

Since we did not have a quorum available to take a vote or discuss further, Rich advised them that the board would take their proposal under consideration and let them know the decision. Sherrill would like to know in the next week or so to be able to get started.

**Bookkeeper:** Nancy reports the checking balance is: \$8,402.87 and savings is \$3,249.67. The statements went out for the annual dues. Daryl Smith is still in arrears and still doesn't want a lien filed. Rich told him to come to the board meeting to present his case, didn't show. Leo brought up that the covenants state an assessment needs to be done before the dues actually go out each year. A budget was not completed and an assessment done. Nancy also said that in the transition from Peach Tree to Quicken that six transactions or six homeowner's were "lost" in the shuffle. Rich pointed out that now that we have Quicken all monies can be tracked down. One homeowner said she paid in cash, Rich said that issue will need to be decided by the treasurer.



**TREASURER:** absent Nancy said that a budget meeting was held.

**RV Lot:** Carolyn reports that the owner of the boat in the lot that has not been moved in years has recently died. The family just wants the boat donated someplace that can fix it up.

**Rec Ctr:** absent, no report

**Pool:** Rich read Bill Martin's email regarding opening the pool early for some grad parties. Bill's e-mail stated:

**I looked at Elisa's proposal for opening the pool two weeks early for rental. It would cost the association approximately \$ 420.00 in additional utility costs alone for that period. This would never be recouped on rentals.**

**The pre-opening rental on 6/17 will cost the association \$30 for utilities (because the heating has to start a day early) and \$ 30 for lifeguards. This doesn't take into account the utility costs for the rec. center itself. If it was rented for \$ 60 it is a money loser. We really need to look at the rentals and at least bring the rates up to where the association breaks even.**

**The costs that I used are very conservative and based on July and August numbers. In actually the costs for June will be higher**

There was not much discussion about his statement other than if it is fact, there really is not much we can do at this point. Bill wants to have another discussion about raising the pool rental fee. Leo suggested that we charge for utilities if the pool is going to be opened earlier for grad parties.

Lee said that Leo, Bill, Harold and Ron helped him uncover the pool. There was a high carbon content so he had to drain down half the water and of course refill. That of course will mean a higher water bill. The lifeguards are hired as well as a new swim instructor, all is on schedule.

**Neighborhood Watch:** Marilyn absent but asked Nancy to ask about National Night Out on Aug 2<sup>nd</sup>. Do we want to participate and if so she will contact the sheriff's office to participate as they usually do.

Beverly Snapp had a couple of questions about a home behind her that is not in Cross Creek but is suspected of being a drug house. We can't do anything about that but her neighbor needs to be in constant contact with the sheriff's office.

**Maintenance:** Nothing unusual or spectacular is being done. Leo said he is going to get a free estimate on replacing the roof of the rec center the next time he gets a phone call from someone offering estimates.

Lee is concerned with the work that is not finished on the rec center: cupboard in the kitchen is still not up, foam is still not finished and the area on the laminate floor where the slugs keep coming in are the most obvious jobs that need to be finished. Summer is such a busy time at the rec center that it would look much better if they were finished. Lee lastly mentioned that the ivy by the tennis court on 203<sup>rd</sup> has poison ivy or poison oak mixed in with the ivy so it will need to be sprayed.

**Property Standards:** The CC&R's were sent to attorneys for final draft but will not be back in time for the July meeting for all homeowners. The board will need to review them and then hopefully ready for mailing late in August and then in early September have a couple of days, one evening and one Saturday afternoon informational meetings for homeowners to attend and ask questions. Brent would also like to put together a FAQ sheet to send out. As Beverly Snapp put it, if not passed, \$3000 was wasted. Brent would then like to have a date of around Oct 13 for votes to be in. Per attorney, 75% or more of homeowners need to vote for them or 26% against. If not enough votes are in by 10/13 then board members will need to knock on doors to get the rest of the votes.

The property standards committee needs more involvement. More walkers are needed as well as folks to attend the monthly meetings. The meetings are to keep abreast of what is going on in the neighborhood as well as developing future covenants changes so we will keep current. Pat will put another blurb in the Times.

**New Business:** Brent stated he sent out letters to all board members regarding rental of the Rec Center. It is the policy as stated in the Jan 2005 minutes that if a function in the Rec Center is open to all and has the potential to earn money that the Rec Center is to be rented. This will be in effect beginning 6/9/05.

Brent made a motion that effective 9/1 we start charging \$10 month rental for the RV lot and that it be quarterly billing. Rich and Leo would like this tabled until July meeting.

Lee wants assurance that the lifeguards will be paid in a timely manner. He is proposing that we have another signer on the checking account. Leo Horst agreed to be another signer.

Meeting adjourned 9:00

**Action Items:**

- Discussion of Snack Shack proposal
- Carolyn & Brent – which one is a one year term and a two year term??
- Christa Short – she was an alternate appointed until April 2005. Her name was not mentioned in the notes that I received for the annual meeting. Was she voted in?? How long is her term?
- RV Lot rental

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for July 14, 2005

Board Members Present: Rich, Laura, Christa, Carolyn, Leo, Brent

Board Members Absent: Bill

Staff Members Present: Elisa, Lee, Nancy, Marilyn and Pat

Minutes were read and approved as written for June, with Leo making the first motion and Christa making the second.

Homeowners in attendance:

| Lot # | Name                    | Lot # | Name               |
|-------|-------------------------|-------|--------------------|
| 33    | Keith & Marjorie Fisher | 26    | Jim & Bev Snapp    |
| 85    | Andy & Wanda Vigil      | 03 ?  | Sheri Sanders      |
| 25    | Deanna DeVries          | 100   | Alice & Bud Bunker |
| ??    | Sherril Frank           | 30    | Margie Martindale  |

Homeowner Concerns & Comments: Power pole on 203<sup>rd</sup> was extremely wobbly, called the power co who replaced it. Notice to all homeowners to check the power poles in their area.

Rich proposed that we start the regular monthly meeting by addressing the Snack Shack proposal that was postponed until the July meeting. Homeowner Sherril Frank took the floor to explain her proposal to the homeowners in attendance and that she revised her original menu plan. Her proposed snacks are now all prepackaged and require no heating, such as crackers/cheese, bottled water and fruit snacks.

Rich then took input from the lifeguards, represented by Brady whose concerns were: constant supervision, more clean-up and garbage accumulation. They also felt that all the kids should be taking a break from the pool and going home. Sherril's response was that she will take responsibility for the snack shack trash and knows from personal experience all kids do not go home for a break. She feels this would be a service for the homeowners and help create memories.

After much discussion about why we should and should not allow the Snack Shack and two different votes taken, homeowners decided to allow the Snack Shack. Board members voted and it was decided to allow the Snack Shack with the stipulation if significant problems arise that the service can be cancelled.

Rich also advised Leo to notify the insurance agent that we decided to allow the Snack Shack. Insurance agent indicated that they were not in favor of it.

**Bookkeeper:** Nancy gave the checking balance \$28,851.67 & savings of \$3,252.66. The homeowner that owed over \$1,000 finally paid in full. In the transition from PeachTree to Quick Books five transactions have been misplaced and Nancy has not been able to resolve. She was asking how the Board wanted to handle the situation. The total \$ amount is approx \$700 +. Laura, in

explaining the problem to homeowners, is that the Board took in money, and is not accountable for that money.

Carolyn made a motion that we make clerical corrections of the errors and move on. Linda seconded the motion. Leo asked where is it that we draw the line? Rich said that from here on out, every penny will be accounted for. The motion passed unanimously.

**Treasurer:** Christa had to leave but Nancy said a budget meeting had been held, monies need to be set aside to resurface the tennis courts etc. Leo also mentioned that he has not seen any monies set aside for re-roofing the Rec Ctr.

**RV Lot:** Carolyn reports that 2 more names have been added to the waiting list, now up to 19. There is maybe room for a small fishing boat. A homeowner asked when we would start charging rent for the spaces, Laura would like the proposal postponed until later, perhaps November. Carolyn feels the work to charge rent, the tracking, bookkeeping, letters etc is not worth the rent. Carolyn made the motion to table the proposal, Linda seconded the motion. Vote carried with one nay, Pat put the discussion on the Nov calendar.

**Rec Ctr:** Elisa has a proposal for scrap booking workshops that she would like to present to the Board. She would like to be able to use the Rec Ctr once per calendar quarter without paying rent. In the interest of time since the meeting has run so long, she will postpone her proposal until the Aug meeting and email her proposal to all board members. Elisa would also like to invite the insurance agent to a board meeting so we can all be clear on what is advisable for activities and what is not.

**Pool:** Bill absent, Lee says there haven't been any problems, inspector said just fine. Lee said we came out a little ahead in the swim lessons.

**Neighborhood Watch:** Aug 2 is National Night Out and Marilyn would like to have a Bar-B-Que at the Rec Ctr and would like funds approved to do so. She would organize it, and feels it should be free to homeowners. Laura made a motion that funds be approved for up to \$250 for food and supplies, with Carolyn making the second, for National Night Out Bar-b-Que. Vote passed unanimously.

Marilyn said all has been quiet, no phone calls. One homeowner said that although it has been quiet here, the Deline area has had 2 car break-ins and one theft.

**Maintenance:** Leo brought up mailboxes and the proposal to help homeowners with a \$150 "rebate" to help pay for locking mailboxes through July. No homeowners stepped forward to take advantage of the offer. Lee will need to replace more stanchions this summer, at a cost of up to \$1395.00 for five sets, three sets would run about \$897. Carolyn proposed going to each cul-de-sac that has stanchions that need to be replaced and seeing if homeowners can be

persuaded to purchase locking mailboxes. Elisa said she would be glad to go with Carolyn and Lee and Leo will survey what areas are the worst and need to be replaced and let them know. Leo made a motion that we replace 3-5 sets of stanchions this summer at a cost of not more than \$1500.00, Linda made the second and the vote carried unanimously.

Leo states that he can see some mailboxes popping up in front of individual homes, Brent says he saw them too but has not approved any and no proposals have been submitted.

Lee borrowed a homeowners power washer, homeowner now says the power washer doesn't work. He wants to be compensated with a new power washer. Leo would like to propose that we purchase a new one, we pay  $\frac{1}{2}$  and homeowner pays the other half with the association taking possession of the old one. Discussion was that a power washer could be purchased around \$80-\$90.

Jim Snapp sprayed the ivy around the trees on 203<sup>rd</sup>, we appreciate the help! Lee would like to order some barkdust to be delivered for the area of 209<sup>th</sup> (entrance) and around the stumps on Rosa Rd and 203<sup>rd</sup>, as well as cedar chips for around the big toys and swings through out the area. A stump grinder can be rented for \$110 -4hrs and that would take care of the stumps on 203<sup>rd</sup> & Rosa Rd. Carolyn made the motion to have it all done for an approved amount not to exceed \$1500, Linda made the second, passed unanimously.

Property Standards: Brent reports that the draft of the CC&R's was over billed by \$360, it is now corrected. Final draft is not yet back but Brent is hoping to have it by August meeting. It will need to be reviewed by all Board members before being presented to homeowners. Brent explained to homeowners present that he is planning three dates for homeowners to come and ask questions before voting on it.

Brent would like a bigger blurb in the Times about needing help with Property Standards or even keeping the Property Standards Committee. Pat will put in the Times. There is a concern about abandoned vehicles, call Washington County dispatch. If you think it belongs to a homeowner, call dispatch anyway, but also let Brent know.

Meeting adjourned.

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Aug 11, 2005

Board Members Present: Rich, Brent, Linda, Bill, Carolyn

Board Members Absent: Laura, Christa and Leo

Staff Members Present: Elisa, Nancy, Lee and Pat

Staff Members Absent: Marilyn

Homeowner Attendance:

|     |                      |     |                          |
|-----|----------------------|-----|--------------------------|
| 188 | Kelli Hormel         | 214 | Karla Boone              |
| 193 | Bill & Jessica Miler | ?   | Jim Waggoner             |
| 185 | Andy & Wanda Vigil   | 33  | Keith & Marge Fisher     |
| ??  | Sheri Sanders        | 190 | Rich & Cheryl Wizesinski |
| 100 | Bud & Alice Bunker   | ??  | Joey Harris              |

The regular monthly meeting was called to order at 7:05pm. The July minutes were read and approved as written with motions by Brent and Linda.

Rich again brought up e-mails: If a homeowner or resident sends an email then they must include name and lot # or address, or their email or concern will not be acknowledged. The same is true if you use a spam blocker, we cannot respond to you.

Rich also indicated that he would like to keep the meetings to a 1-1/2 – 1:45 hours in length. He has heard from numerous folks, that any longer is too long.

**OLD BUSINESS:** Brent would like to re-address the proposal for charging for the use of the RV Lot. It has been brought up numerous times, each time the decision has been tabled. Last month it was tabled until Nov, he would like to see it resolved. Charging \$10 per month for each space, approximately 50 spaces, yields around \$3600 revenue per year. Rich spoke about just maintaining what we have in order to not raise dues and just making do. Out of homeowners present who used the RV lot, only one was opposed to paying a user fee for the RV lot. Linda felt that since Carolyn was going to be late to the meeting her concerns should be addressed since the RV lot is her responsibility. Carolyn has indicated she felt it would be more work for her. Brent feels there would be not any more work for Carolyn at all, only perhaps for the bookkeeper. Brent's motion is: To charge \$10 per month for each space in the RV lot, to be billed on an annual basis – with an option to pay quarterly-effective Dec 01, 2005. Bill seconded the motion, which passed unanimously.

Brent has had a complaint from a homeowner regarding a play structure and noise levels in their neighbor's home. Rich would like to set up a time for arbitration in the next month, giving homeowners time to resolve the matter themselves. Parties declined stating this was brought to the last board meeting but there was not enough time. They requested arbitration at the meeting, Rich gave them 5 minutes. After much discussion and a couple of suggestions from other homeowners, agreement was reached. There was a temporary structure of plywood suggestion made; they agreed to comply within ten days – by Aug 21.

Mailboxes still under discussion, Lot # 190 wanted to know if the cost was really \$1000 for locking mailboxes-\$1.035 per Harold Patrick. Lee said he had already replaced the five discussed at the last meeting. He was reminded that he and Leo were to have decided which five sets needed to be replaced and Carolyn and Elisa were going to speak with the homeowners in those area to see if they could be persuaded to change to locking boxes. But Lee just did the work. Lot 190 wanted to know if they could go ahead and do theirs, Lee will give them the specs for stanchions and they are eligible for the \$150 rebate. Brent still advised them to try and install the 8 box structure.

Scrapbooking Proposal: This was held over from last month, due to lack of time. Elisa Buckley has been holding scrapbook workshops in the Rec Ctr in the past. When she has a large workshop, she charges a \$5 registration fee, not making any money. This is just a contribution toward lunch, materials used, promotions, prizes etc and a way to know how many to expect. She would like to continue to do this once per calendar quarter. Brent reviewed the general use of the Rec Ctr from documents designed in 1988 and found no reason for her not to continue, with Board's approval. Linda made the motion to allow with Carolyn making the second. without a rental fee. Approved.

**NEW BUSINESS:** Brent received a letter from a homeowner, lot 228, that he purchased another home, same area, and he is completely renovating the home. He would like a variance to store a utility trailer while renovating the house. Only debris from the renovation would be in the trailer& it would be approximately 8 months. Brent made the motion to allow the homeowner the trailer and Bill made the second. Approved.

Two lots would like to appeal fines they have received. Lot #225 was fined for expired tags. From Oct to April he has had vehicles with expired tags, with fines accumulating to \$640. On 7/22 HO called Brent stating he went to DMV to get a temporary license. He would like the fines dropped since he states he is moving to Texas. Brent recommends that due to series of vehicles with expired tags, and no effort to make the tags current or remove the cars that the fine remains either until he sells vehicle or gets proper tags. Fine remains.

Lot #5 – has a boat stored beside the driveway. The boat has a tent structure over it and lattice work in front of it. Homeowner has cancer, neighbor trying to help out installed the tent structure thinking that the homeowner had asked

permission. \$50 fine will stand till issue resolved. Brent indicated the size of the boat and Carolyn may have a space that it will fit into.

**Homeowner comments & concerns:** Jim Waggoner was present to complain about the letter he received from property standards. He states that his car has plates on it and has never been anywhere but in his driveway or garage. He also voiced his complaint that several of his neighbors complain about property standards, that we need to use more common sense.

Brent addressed letters being sent as opposed to a person to person visit; he has proof of the problem with a letter.

Rich explained that most complaints are about Property Standards – that there are those who are in favor of property standards and those who are against violations being acted on. However, we bought homes in an area with covenants that address property standards. Volunteers who value a certain standard of living help enforce them and more folks appreciate the work that is done than the folks who don't.

Lot # 193 – have we discussed resurfacing of the tennis courts? Brent answered that we are looking for ways to get these things done and the finance committee is also looking for ways. Resurfacing one court runs thousands of dollars, last estimate we had was approximately \$16,000-for one court.

**Bookkeeper:** Nancy announced there were reports on the counter if anyone wanted to see them. Checking is \$38,234.58 & savings is \$3,254.19. Taxes have been filed

**Treasurer:** absent: Nancy states the finance committee is stalled on items such as court resurfacing, anticipates budget being complete in a couple of months.

**Neighborhood Watch:** Marilyn absent. National Night Out Bar-b-Que was a great success, big turn out. Marilyn did a great job organizing it. Carolyn Patrick, Sherrill Frank and Lee also helped out. The sheriff's dept also has a movie on meth available and would come out and present it. Marilyn would like to see this presented in Sept or Oct.

**Rec Center:** Linda reports all is going well; rentals have been \$1540 for the year. The Snack Shack has been well received, no complaints.

**Maintenance:** Leo absent; Lee replaced 5 sets of stanchions; the \$150 rebate for locking mailboxes has been extended thru September. Lee states that 3 "panels" need to be replaced, Linda suggested he call on a couple of contractors in the neighborhood for estimates or help, John Kokinos or One Stop Construction. Thermostat was not working, so the thermostat was repaired and the furnace serviced while repairman was there.

Lee put barkdust on the corner of 203<sup>rd</sup> & Rosa Rd, homeowner paid for ½ the barkdust there. Lee would like an additional \$500 to 6x6 boards around the



swing set @ snail park and some cedar chips. Brent made the motion and Linda seconded the expenditure for maintenance. Motion passed

**Pool:** Lee said the swim lessons were great this year, excellent swim instructor.. He thinks we were ahead by approximately \$500 this year. No problems  
Would like volunteers to help with covering the pool on 9/10. Pat will put blurb in the Times.

**RV Lot:** Carolyn states the Pfeiffer boat will be leaving, one of the sons donated it to someone else.

There will be a new usage agreement to be signed for all those using the RV Lot. The agreement will need to be filled out every year, or lose space. It also states the homeowner cannot transfer the space.

**Prop Standards:** Many thanks to the new volunteers who walk through the area spotting violations. With their help and commitment we'll be able to keep the Prop Stds committee going.

Brent read the timeline for the covenants per Rich's request:

#### CC&R's update timeline

| Date           | Item   |
|----------------|--|
| Nov 13, 2003   | Board approved finding an Attorney to review, revise and file CC&R's           |
| March 12, 2004 | Information on recommended attorney given to Board for review                  |
| March 24, 2004 | CC&R's and related materials sent to Vial Fartheringham                        |
| Sept 9, 2004   | Board approved funding of \$3000 for first draft                               |
| Oct 16, 2004   | Received agreement from attorneys for first draft, agreement signed & returned |
| Jan 31, 2005   | Met with attorney to review proposed changes                                   |
| Feb 10, 2005   | Draft given to Board Members   |
| March 2, 2005  | Review of Draft postponed not enough members showed up.                        |
| April 9, 2005  | Board Reviewed and made changes to CC&R's                                      |
| August 8, 2005 | Received Final Draft from Attorneys  |

#### Planned

|                 |                                       |
|-----------------|---------------------------------------|
| August 11, 2005 | Board Approval of revised Declaration |
| August 24, 2005 | FAQ and Ballots designed              |
| August 26, 2005 | Printing of Declaration and ballots   |
| Sept 9, 2005    | Mailing of Packets                    |

Sept 21, 2005 First FAQ Meeting  
Oct 1, 2005 Second FAQ Meeting  
Oct 10, 2005 Third FAQ Meeting  
Oct 13, 2005 Homeowner vote on Declaration

Rich requested the Time line be include in the minutes and, if room, in the Times.

The election planned will be an “open” election with ballots sent out. Then, if votes not received back by certain date then Board members will be following up with individual homeowners until it is either voted for or voted down.

Brent made the motion to accept the CC&R's as written, be printed and mailed. Carolyn made the second. Motion carried unanimously.

Meeting adjourned 9:00pm

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Sept. 08, 2005

Board Members Present: Rich, Laura, Christa Bill and Leo

Board Members Absent: Carolyn, Brent and Linda

Staff Members Present: Nancy, Lee, Pat and Marilyn

Staff Members Absent: Elisa

The regular monthly meeting was called to order at 7:07pm. The minutes for the August meeting were reviewed and accepted as written.

Homeowner attendance:

|     |                       |    |                    |
|-----|-----------------------|----|--------------------|
| 51  | Bud & Alice Bunker    | 85 | Andy & Wanda Vigil |
| 135 | Bob & Elinor Schnerch | ?? | Joey Harris        |
| 193 | Bill & Jessica Miller |    |                    |

Homeowner concerns: Homeowner expressed concern with a flatbed truck on Avon Ct. They have a commercial truck on the narrow street but they also will back up in the middle of the night. The back up alarm frequently wakes the neighbors. The information will be given to property standards.

**Old Business:** Locking mailboxes, rebate will be discontinued at the end of the month. Various ideas were discussed to encourage homeowners/residents to install locking mailboxes. With identity theft running rampant, it is really important to protect yourself as much as possible, locking mailboxes being one way.

**New Business:** Nothing presented

**Bookkeeper:** Nancy reports a checking balance of \$34,428.21 and a savings balance of \$3,254.18. Nancy also reports that a homeowner is requesting that their late fee for their dues be rescinded. Nancy reports that previously homeowner has always paid in a timely manner and she suggested homeowner attend the monthly meeting since she had other issues she brought up. Homeowner not present, Christa made a motion to waive the late fee; no second was made so the homeowner must pay the late fees.

**Treasurer:** Christa Short gave her resignation due to their family is moving out of the area. Christa has been able, along with a finance committee, to put together an annual budget. We are just maintaining at this time. Without volunteer help, we couldn't even do what we do now. We are able to set up reserves now. Christa created a spread sheet of projects that need to be done with an estimated cost. Then what the board needs to do is to prioritize and save toward it.

Board and staff offer a huge thanks to Christa for all her help during the past 8 months and for creating a budget. We will need to locate a new board member.

**Neighborhood Watch:** Marilyn reports two reported sets of vandalism in our area, to cars. One involved eggs thrown and the other was tail lights broken out. These were both in the area of Rosa Rd & Wright St.

Marilyn would like to have Washington Co sheriff's office come out and present a methamphetamine movie so we are all aware of what is involved. She would like to do this in conjunction with a fund raiser or "buddy bear" kind of opportunity to help out the sheriff's office. Officer's present stuffed animals to children who have been involved in many different types of incidents. She also would like to use the hot dogs left from the National Night Out, kind of a movie/hot dog night and will coordinate a date with Elisa.

**Rec Ctr:** No report, Linda absent

**Maintenance:** Leo requested that Lee review what he has done in the last month: Lee & Ron installed 6x6 boards and spread cedar chips around the swing set at snail park: Removed trees at 209<sup>th</sup> & Rosa Rd. Lee said that in phase three, trees need to come down. Shep is doing that on Wednesday with help. Lee also mentioned one of the bridges need "rip-rap" and that a homeowner is donating brick from a project at their house for him to use.

Leo is trying to get an estimate for roofing the rec ctr. He did receive a verbal estimate of \$6,347 but hasn't received a written estimate yet from New Home Source in Lake Oswego. Joey Harris suggested that when we do get a roofer perhaps they could have some of their materials on display at the Rec Ctr, that perhaps lots of homeowners need roofing.

Lee also mentioned that the furnace for the pool needs to be refurbished, there was a gas leak outside, gas co fixed. But it still needs a good cleaning etc.

**Pool:** Closed, already covered

**RV Lot:** No report,absent

**Property Standards:** absent, Nancy gave report for Brent. Brent apologized for not being at Prop Stds meeting on Monday 9/5, he was camping and forgot to tell Elisa not to put that on the calendar. Brent also would like help putting together the covenants packets for mailing. He suggested either 9/14 or 9/16. The resulting answer was that 9/14 was better, could get them in the mail sooner. Pat will send email to everyone.

Bill and Jessica Miller presented a paint color, dark brown with white trim and black shutters. Christa made motion to approve with Bill making the second, approved.

Meeting adjourned @ 8:30

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Oct 13, 2005

Board Members Present: Rich, Linda, Leo, Bill, Brent and Carolyn

Board Members Absent: Laura

Staff Members Present: Nancy, Marilyn, Pat

Staff Members Absent: Lee Hoodenpyle

Homeowners in attendance

|     |                       |     |                      |
|-----|-----------------------|-----|----------------------|
| 181 | Debbie Cantrell       | 51  | Bud & Alice Bunker   |
| 85  | Andy & Wanda Vigil    | 48  | Barbara Vernaza      |
| 49  | Dennis Harnsberger    | 246 | Donel Duncan         |
| 237 | Jerry & Roberta Wiens | 50  | Ron & Linda Sheppard |
| CA2 | Alice Williams        | 87  | Tom Williams         |
| ?   | Joey Harris           | ?   | Ute Morefield        |

The regular monthly meeting was called to order @7:15pm. The minutes were read and approved as written with Leo making the first and Brent the second; approved unanimously.

**Old Business:** Locking mailboxes are still discussed from time to time although the rebate is no longer being honored. Christa Short gave her resignation as treasurer due to moving out of the area. We have seven board members and her position needs to be filled from the current members, Brent says there is no need to request an alternate at this time. Brent reviewed the duties of the treasurer for all board members: Linda declined the responsibility, Brent declined, Leo indicated he would do the job for now. Bill made the motion to appoint Leo as treasurer for now with Brent making the second. Vote was unanimous; Rich will be taking the minutes to the bank so Leo can be a signer on checks. Leo was previously named a signer on the checks however; the information was not given to the bank.

**New Business:** Brent reports that covenants voting only saw 65 returned. Some ballots that were returned had to be destroyed since they did not have a lot # or address on the envelope. He made a motion to postpone the counting of ballots until we have enough votes to either approve or disapprove, with Bill making the second. Vote passed unanimously. Brent will report at the next board meeting how many ballots have been turned in, and would also like to announce a date that ballots will be counted. Brent will be going to homes looking for residents to turn in their ballots with a couple of board members.

Much discussion from homeowners regarding voting procedures; why the changes in the covenants etc. Brent read the Oregon regulations regarding voting procedures :

**ORS 94.647(2)(b)** The board of directors must provide owners with at least 10 days' notice before written ballots are mailed or otherwise delivered. If, at least three days before written ballots are scheduled to be mailed or otherwise distributed, at least 10 percent of the owners petition the board of directors requesting secrecy procedures, a written ballot must be accompanied by:

- (A) A secrecy envelope;
- (B) A return identification envelope to be signed by the owner; and
- (C) Instructions for marking and returning the ballot.

All regulations were followed, there were many announcements in the Times, the minutes and board meetings of voting to take place. There were many invitations to attend all property standards meetings to review the covenants, making changes and discussion of voting dates.

One homeowner thought everyone should be aware of the secrecy envelope and why wasn't that followed. The response was that it would have cost more money and taken more time to do so for something that wasn't necessary.

Another homeowner asked if the play structure that has been taken down on Cross Creek and 203<sup>rd</sup> was going to be replaced. In her opinion, it should be, that it adds value to that area.

Brent received a letter from a homeowner who wants to pay \$15 per month toward association dues. Payments can be accepted, contact the bookkeeper when statements go out so fines can be eliminated. Send amount of payments with statement to the bookkeeper so that she can set it up.

Homeowner complained about others putting their trash in her garbage can – she needs to work it out with her neighbor. Neighbor in attendance, apologized and explained circumstance.

Tom Williams voiced his opinion that the RV lot should not have fees attached to it. He wants to know why and what the money will be used for. The board response is: We are allowed to make a change when the benefit is for individuals-not all homeowners. An example would be the pool on Friday nights, and we charge a fee for renting the pool out. It will raise monies and try to raise turnovers to reduce the waiting list. It has been 12-13 years since we last had an increase in dues, the RV Lot is a small amount but it will go into the general fund. We would like to see some of the money used for improvements in the RV Lot.

The subject of bonding the bookkeeper was raised-again. Brent would like to see the bonding, at a cost of approximately \$500. Rich feels that if the bookkeeper has no signing privileges (of checks) there should not be a need to bond. Brent feels that with the bookkeeper receiving cash and checks, that the position should be bonded. Donnel Duncan said under an annual audit, isn't everyone bonded? We do not have an annual audit per se. Rich didn't know that cash was being received; all sources of income need to be logged to show where they are coming from, cash ,checks etc. Bookkeeper for example, receives cash from the lifeguards from when residents are paying for guests. Rich's concern is also, how do we implement it? If you receive cash, how do you prove it? Three board members can sign checks, now down to two (temporarily) Leo will check with insurance as to the cost of bonding as a rider.

**Bookkeeper:** Checking account balance is \$26,790.20, reserves are \$3,255.70. Four liens have been filed. Homeowner requested late fees be removed, good record, Carolyn made the motion to remove and Linda seconded. Passed unanimously. Another homeowner wanted late fees rescinded, forgot to mail it, left in vehicle, no motion made so not rescinded. One last fee for \$3.18 was an assessment fine, interest accrued while property in escrow. Leo made the motion to waive fees, Bill made the second and motion passed unanimously.

**Neighborhood Watch:** Marilyn reports no calls, still trying to organize the Meth Movie.

**Rec Center:** Linda reports a great turnout at the last Bunco, 13 were there! Linda presented Elisa's proposal for covers for the foos ball tables. Linda would also like approval to purchase 3-4 card tables or banquet tables. She would request up to \$300 to purchase the tables. Carolyn made the motion to allow up to \$300 for purchasing tables and Linda made the second. They still would like covers made for the foos ball tables, Leo felt they needed to wait for Lee to get back from vacation before they could make a decision whether to build covers or not. The board feels the old banquet tables can be disposed of, sell. It was suggested that a note be put in the Times that the old tables are for sale, call Brent and make an offer. The new tables will NOT be available for personal use, they must stay in the Rec Ctr.

Elisa reminded everyone that she will be gone in November. Pat will be bringing refreshments to the next board meeting but still needs someone to take care of rentals etc. Linda agreed to do that if she can be called at her office. Pat will put that notice in the Times.

**Maintenance:** Leo reports that Lee is on vacation, Ron is doing regular maintenance. There was a dead tree in one of the common areas, volunteers took the tree down and hauled debris. Leo got a verbal estimate on replacing the rec ctr roof, \$6,347 but still has not received a written estimate. Leo understands that you cannot put over two coats of roofing, Brent indicated that you can have 3 layers for commercial buildings. But, the bottom line is it will cost more to remove all layers. Carolyn will ask an acquaintance for a bid as will Linda. Linda would like to publicly **THANK ANDY VIGIL** for all the volunteer work he does in helping out neighbors in the community who need help. A huge good neighbor thanks to Andy.

**Pool:** Closed

**RV Lot:** Carolyn reports she has received complaints about the fees for spaces in the lot. There are currently 12 on the waiting list and nothing will be accepted over 30' without approval.

**Prop Standards:** During the last regular monthly meeting, a paint color was approved without the board retaining the paint chip. Brent said we must keep those on record. A new homeowner started building a room in his garage for a "recording studio". Cannot be building rooms in the garage for dwelling purposes.

Meeting adjourned 8:45pm

**CROSS CREEK HOMEOWNER'S ASSOCIATION**  
**Board Meeting Minutes for November 10, 2005**

Board Members Present: Rich, Leo, Brent, Linda, Bill and Carolyn (late)

Board Members Absent: Laura

Staff Members Present: Lee, Nancy, Pat and Marilyn (late)

Staff Members Absent: Elisa

**Homeowner attendance:**

|     |                       |     |                      |
|-----|-----------------------|-----|----------------------|
| 85  | Andy & Wanda Vigil    | 33  | Keith & Marge Fisher |
| 246 | Beverly & Jim Snapp   | 135 | Bob & Elinor Schnerf |
| ?   | Jerry & Roberta Wiens |     |                      |

The regular monthly board meeting was called to order at 7:08pm. The minutes were read with Leo requesting an amendment be made to the October meeting. The Oct minutes state that Leo said he "could" do the job of treasurer. He would like it to be amended to "would". Pat will amend the minutes; the minutes were approved with Leo making the first and seconded by Linda.

**Old Business:** Rich took care of the signature cards at the bank; Leo is now able to be a signee on the checks. The new fiscal budgeting is set up, Leo will be working with a finance committee. Per Rich, Christa was working on a treasurer report – Leo will now be working on addressing where the money comes from.

Rich received a phone call re locking mailboxes from a Newcastle homeowner who wanted the rebate. If the boxes were ordered before the end of Sept deadline, it may be ok. If they were still getting neighbors together at that time, probably not.

Brent reports that only 76 ballots have been turned in. Brent has not been able to canvas the neighborhood yet, nor has anyone volunteered to go with. 1:00pm Sat, 11/12 anyone who can go will meet at the Rec Ctr to canvas the area to get homeowners to turn in ballots.

Rich brought up several points regarding the covenants that need to be clear to homeowners:

State regulations have to be in new covenants, current covenants state "all changes" have to be voted on.

All updates and amendments are in the new covenants, they have to be registered in the courthouse and reduce the current 4 documents that are registered into one document.

Obsolete items are taken out

Some things are clarified

Two of the changes are recommended by homeowners as being very important

If homeowners vote against, they do not want to get updates in all of the above

The homeowner's association will NOT disband \$4600 has been spent on covenants thus far.

If there is any one thing you didn't understand, send an e-mail, go to board meeting, call any board member.

**Bonding:** Leo received a requested quote for bonding of the treasurer and bookkeeper:

Fidelity bond \$10,000 to one million. Quote for \$25,000, approx \$166 per year with a \$250 deductible.



**New Business:** Brent brought up that the By-laws state that we need a nominating committee for Board elections, we'll need a committee by Feb and nominations in by March meeting so elections can take place at the annual meeting in April. Pat will ask for volunteers via the Times

Homeowner commented that the electric bill for the month seemed high and that there were two bills paid in the same month, just days apart. The response is that we have 3 meters, the court lights and 2 for the rec center. The night lights are on all night plus the entry lights and there is the pump for the pool.

Brent requested the Budget be approved tonight. Leo would like to wait and would like the financial committee to review it, Christa is gone, some of the old members are gone. Brent emphasized that this is the budget for 6/1/2005-5/31/2006 that Christa created and is still not approved. Leo will be working on the future budget of 6/1/2006-5/31/2007. Leo feels that the budget is not balanced. Brent again states we are operating on a cash function, we are spending money, we need to approve the budget that we are half way through.

Leo states that the roofing estimate he obtained was withdrawn by that company, is still working on getting two other estimates. The budget that Brent sent out to Board members included major reserves, \$5000 per year. The fiscal budget is 5/31/05-6/1/06 Christa's budget. The future budget is 6/1/06-5/31/07 that Leo would develop.

Brent made a motion that we accept Christa's current fiscal budget 6/1/05-5/31/06, Carolyn made the second. Homeowner asked how much was allowed for inflation? No answer, Christa no longer here. The vote was taken 4 yes votes to accept the current budget, 2 voted no. Leo wanted to submit his resignation, Rich asked him to think it over.

There does need to be a reserve study done. Maintenance needs to come up with a list of what needs to be done and some yearly planning.

Nancy also indicates that the budget committee decided to put checking account funds into reserves.

**Bookkeeping:** Reserves balance: \$3,258.69 Checking \$26,010.37 \$12,000 still in outstanding dues. Don Duncan says these should be part of P&L statement.

**Treasurer:** Deposit detail reporting was distributed. The suggestion was made that the bonding detail be given to the finance committee for review for the next budget. Homeowner stated that the P&L and deposit statements didn't match and they should, wants to know why. Total income should match total deposits. After much discussion about bookkeeping procedures, it was agreed that Nancy will be looking into the reason.

**Neighborhood Watch:** Marilyn talked about the Meth Awareness movie and reminded everyone it is 11/14 at 6:30pm All is quiet in the neighborhood, no reports.

**Rec Center:** We have the new banquet tables and card tables.

**Maintenance:** Roofing estimate has been withdrawn. Lee mentioned that there is pooling of water in the flat surfaces and there have been leaks.

**Pool:** closed. Lee states that we still need to get the furnace refurbished, \$300-\$500 estimate. He will try to get a price break by getting it done before spring, and will get three estimates.

**RV LOT:** Carolyn reports that the ID form and lot usage agreements need to be in by 11/30 – or lose your spot.

**Prop Standards:** There are two homes that are asking permission to have garage rooms; one is for a woodworking area and the other is for a room to store electronic equipment. These are for partitioned off rooms, sheet rock etc. Brent maintains that once the garage is walled off, it becomes a “dwelling space” which is against the covenants. Don Duncan maintained that anytime you subdivide a garage, it becomes a dwelling. Many homes have areas that are partitioned off for various purposes, but not to live in. Linda questioned if it really mattered? They may be used for laundry, storage, train rooms, whatever – but not bedrooms, really dwelling rooms.

Brent moved that the Board decide if “fully enclosing any portion of a garage be determined dwelling purpose – is building a room in a garage for “dwelling” What is the definition of dwelling?

Brent moved that any enclosed room in a garage is a violation, article 5A using a garage for a dwelling purpose. Bill made the second, vote was unanimous.

Brent has a couple of vehicles the property standards committee would like to have impounded. One was sent the 1<sup>st</sup> notice 11/7/2004, fines have been levied and still no appeal. He would like to give them 30 days to respond or car will be impounded. The total in fines for both homes totals \$3,105. Brent would like to send both homes letters and 30 days to respond. If no response or appeal, he would have cars impounded. Brent made the motion that the Board approves him sending the letters. Leo asked where in the covenants he would be allowed to do that, Brent referred to by-laws article 6C. Carolyn made the second, vote carried unanimously.

Homeowner on Newcastle states they ordered the locking mailboxes in September, ok to reimburse from previous agreement.

Lot #82 requested that a late fee fine be waived due to family hardship, Carolyn made the motion to waive the fee, and Linda made the second. Vote carried with one nay vote.

Meeting adjourned 9:15

*Action Items for Dec meeting:*

*Leo's resignation*

*Elisa: Do you want the foos ball covers?*

*You mentioned you did not want the foos ball tables shortly after asking that covers be made – not clear what the request is.*

*Cleaning person for Rec Ctr – should we look for someone since it has been approved for years.*

**CROSS CREEK HOMEOWNER'S ASSOCIATION**  
**Board Meeting Minutes for Dec 08, 2005**

Board Members Present: Rich, Laura, Brent, Leo and Bill

Absent: Carolyn, Linda

Staff Members Present: Elisa, Lee and Marilyn

Absent: Nancy & Pat

Homeowners: Fisher's and Bunkers

The regular monthly meeting was called to order at 7:15pm. Minutes were not noticed in the kitchen, not approved.

**Old Business:** CC&R votes- last meeting we discussed getting info to people. Rich received 2 calls, 1 person upset-said info was biased and the 2<sup>nd</sup> call was a person needing another ballot. Homeowners appear to understand the voting process and it appears the majority want the CC&R's to stay as is. Only 81 ballots out of 309 turned in. Still need volunteers to canvas the neighborhood on Saturdays. Leo, Brent, Lee and Rich estimate 3 min per house-6 hours per pair if 3 groups. Canvassing should start this Saturday 12/10 and end by 1/07. The decision was made that ballots must be turned in by Jan 12. The final date of 1/12 will be published in the Times. The Board has spent \$5000 thus far on the covenants; this money could have been spent on new roofing instead.

Leo has decided to decline the position of temporary treasurer. Others have also declined, would like to see Linda or Carolyn be temp treasurer – Linda has also declined in the past. We cannot elect new board members until April, but can appoint.

**New Business:** Nothing at this time!

**Homeowner Comments:** No concerns at this time

**Bookkeeper:** Checking balance: \$24,926.64

Reserves: 3,258.69

Taxes returned from CPA, Fiducial ready to be signed and filed.

PC's, monitors & printers donated but not used – suggested donating to FREEGEEK, required \$19 payment (Rich to have Nancy write a check for this) Leo made the motion to donate with Laura making the second –passed unanimously.

Brent made a motion to move \$1,741.31 from checking to savings (reserves) to make the reserves \$5,000. (In absence of a treasurer a vote was needed) Bill would like to see \$5,000 to go in, not just \$1700+. Leo wants to wait until we have roof estimates and take care of CC&R's before transferring funds. The concern is once money is transferred, can't take it out except to use as what it was earmarked for. Don't want to transfer too much! Laura seconds the motion – vote passes with one nay. Reports were handed out – A/R.

**Neighborhood Watch:** Marilyn reports Holiday decorations on 203<sup>rd</sup> were vandalized. Brent, house tp'd, air let out of tires.

Meth awareness movie: Very low turnout, one couple.

**Rec Center:** Elisa reports there was a complaint about board/staff being in building during events.

Movie Night: Monday evenings Marilyn can help. A DVD player will be needed. Elisa indicated one could be purchased for \$20 – ok without board approval.

**Maintenance:** Leo has reports of estimates for roofing the Rec Center NW with a bid of \$6,347 retracted their bid

|                                     |                  |
|-------------------------------------|------------------|
| Quality Plus: (felt like a good co) | estimate \$9,597 |
| Vaughan Roofing Co                  | estimate \$8,348 |
| Duran Roofing                       | estimate \$8,750 |
| Cruise Constr.                      | “ \$5,470        |

All bids are to include removing the old roof.

Homeowner recommends Hillsboro Roofing. Leo will continue to get estimates. Leo also suggests replacing upstairs windows with non sliding windows. Roofers have suggested this because flashing from windows goes onto roof.

Leo also suggests motion lights or camera. (After last meeting-kids went out bathroom and into back/pool area)

Brent reports Security camera & OVR – 96 hours continuous or set to motion 4,000 hours \$1100.00. 4 cameras – need TV. Will table discussion until roof repair. Rich thanked Leo for his work – then suggested we ask bidders for discounts.

Rich also thanked Brent for security info.

Meeting adjourned 8:45pm