

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for January 10, 2008

Board Members Present: Rich, Don and Cheryl (no quorum)

Board Members Absent: Brent, Brian, and Bill

Staff Members Present: Pat, Elisa and Lee and Marilyn

Minutes for the month of December could not be approved since there was not a quorum available.

**Old Business:** Property Standards appeal process is completed, ready for review at next regular monthly meeting when a quorum is available.

Sport Courts; Bill absent, report not sent. Another quote was obtained but the details were not available.

Still in need of a volunteer for board of directors.

**New Business:** None brought up

Bookkeeper: reports distributed

Treasurer: Checking: \$6,408.30 Savings \$41,985.30 (\$139.74) Special Assessment: \$55,767.19 (\$197.92)

Maintenance: A proposal has been made to repair flooded area behind Harmony for \$6300.00 and will donate \$1500 off services if they receive a receipt. The proposal will need to be made when a quorum is available. Any work would have to wait until the dryer part of spring.

Pool: Closed

Neighborhood Watch: Speed reader board will be in place in February. Please report graffiti to hot line at 503-846-4409

RV Lot: The new gate is installed. Flyer being sent to space renters to respond by Feb 1 that RV will be removed before gravel installed on 2/17.

Property Standards: Discussion with homeowner re color home is painted and alternatives he can paint. There will be a discussion at the next property standards meeting re definition of a single family dwelling. We do have a few homes with a multitude of vehicles. There will be new procedure with volunteer walkers discussed as well.

Meeting adjourned @ 8:20

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Feb. 14, 2008

Board Members present: Brian, Cheryl, Bill, Rich and Don (quorum present)  
Board Members absent: Brent  
Staff Members present: Lee and Pat  
Staff Members absent: Marilyn, Elisa and Sharon

The minutes for Dec 2007 were read and approved as written as were the January 2008 minutes.

**Homeowner Comments:** One homeowner was present with a property improvement proposal. Another homeowner had a complaint about a couple of homes with large amounts of vehicles parked in front of their homes.

**Old Business:** The details of the bid from Brix were discussed for the tennis and basketball courts. The bids included asphalt overlay and fence work, painting the fences, poles etc. The work does not include sealing or striping but the courts should not be sealed for two years. Striping will need to be done by someone else. The motion was made to accept the bid from Brix after a final walk around and the motion passed unanimously.

The property standards appeal procedures were passed out to board members to review and will be discussed at the March board meeting.

**New Business:** None

**Bookkeeper:** absent, reports distributed

**Treasurer:** Checking balance: \$1,379.69 Savings: \$25,192.64 (int \$127.34)  
special assessment \$72,260.78 (int 193.59)

**Maintenance:** Lee will be obtaining a second bid for the work behind Harmony Court. He was also asked to get drawings from the first bidder as well.

**Pool:** closed

**Neighborhood Watch:** absent, no report sent

**RV Lot:** The gravel is set to be delivered, most vehicles have been removed. The lot will be reconfigured and spaces may be changed.

**Property Standards:** The motion was made to seek legal advice re definition of occupancy and single family dwelling. In addition to ask if too many cars can be considered a nuisance. Motion passed unanimously.

Meeting adjourned 8:30

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for March 13, 2008

Board Members Present: Brent, Don, Brian, Rich and Cheryl  
Board Members Absent: Bill  
Staff Members Present: Lee, Marilyn and Pat  
Staff Members Absent: Elisa

February minutes were read and approved as written.

**Homeowner Comments:** Compliments were extended to the homeowner's whose homes back Rosa Rd, lots 412,413,414 and 415. They all had their fences replaced at the same time and really shows pride of ownership to all who drive thru our area.

**Old Business:** Work on the Basket-ball/tennis courts will begin, weather permitting, the week of March 17<sup>th</sup>. Ivy was removed in front of courts by Snail Park to accommodate work vehicles.

RV Lot, work is complete and all vehicles should be back in their spaces. If not, violation letters will be sent to homeowners.

Bookkeeper position is still open, notice will remain in the Times.

Property Standards Appeals Procedures: The motion was made to accept the document, with spelling corrections and passed unanimously.

Questions to attorney: Questions were asked of attorney re single family dwelling, occupancy and excessive vehicles. In addition the questions of enforcing the CC&R's and how to proceed were asked. The attorney is researching and will get back to us.

Drainage issues behind lots on Harmony: Motion was made to accept bid by Vasquez for repair of drainage of lots 415,405 and 407. Motion passed unanimously

**New Business:** The annual meeting will be held April 17 and the notification letters to homeowner's need to be sent by approximately April 1<sup>st</sup>.

**Treasurer:** Bookkeeper reports were distributed. Checking balance is \$1,487.77  
Savings balance: \$25,231.97 (int \$59.33) Special Assessment: \$72,485.80 (int \$225.02)  
Question was raised re \$299 expenditure for computer supplies, exactly what was it spent for? The item will be researched but it may be for software and will be reported on at the regular monthly meeting in April.

**Maintenance:** Bill absent, no report sent. Lee reports backflow problem needs to be fixed and he has someone coming to take a look at it. The mowing season has begun! The pool doesn't need any major repairs that he knows of yet. He has 4 lifeguards but needs more and is searching. There will be a blurb in the Times.

**Neighborhood Watch:** A locked mailbox on 207<sup>th</sup> was broken into, actually cut open. There has been a lot of police activity in the area of 205<sup>th</sup> & Murphy and 209<sup>th</sup>.

**Property Standards:** Letters of approval have been sent out as well as 31 letters of violation.

Meeting adjourned 8:20

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Annual Meeting – April 17, 2008

Board Members Present: Brent, Don, Bill and Brian

Board Members Absent: Rich, Cheryl

Staff Members Present: Lee, Pat, Elisa and Marilyn

The meeting was called to order by President Brent Brewer at 7:30pm Brent gave a welcome address and a list of accomplishments for the year:

Cash Flow Enhancement Program, 14 accounts have been turned over and 7 have paid.

Restated CC&R's filed with the county; this results in 1 copy being on record instead of 1 for each phase of the development.

Improvements to the RV Lot have been completed.

Sport Courts; one has been paved and the other has been started.

**Committee Reports**

Rec. Center: The pool table has a new cover as well as the swimming pool. More pool party dates are available this summer.

Pool: Again, there is a new cover and brackets have been repaired. The wall between the patio and pool will be demolished and a safety gate is being investigated.

Financial: Don reviewed the Profit and Loss statements. There will be a budget meeting before the next regular monthly meeting, anyone is welcome to attend.

Maintenance: The new dog signs are up and a new riding lawnmower has been purchased.

Neighborhood Watch: There was a National Night Out Barbeque last year but attendance was low. We have not had any major problems. Lee reports graffiti has been seen recently. Graffiti removal kits are available to be checked out from some of the local schools for a 48 hour period and then must be returned.

Property Standards: Appeals procedures are complete. We are part of community development code for Washington County, we are an R5 neighborhood. For example; we live in an area that allows 4 vehicles, 2 in the garage and 2 in the driveway. If you feel there is a home with excessive vehicles in and around their home, you can complete a complaint form for Alleged Violation of the Community Development Code and send it to the county for enforcement. (Forms will be available at the Rec Center)

Homeowner comments & concerns: Homeowner asked what was on the list that the reserves are to take care of. Some of the items include resurfacing the pathway, replacing big toy and a bridge. He also suggested that some kind of timetable for the items be placed in the Times. Another homeowner would like to see the green thumb award again.

Nominations for Board Members:

Brian Flemming	1 year	Pam Devlaeminck	1 year
Cheryl Wrzesinski	2 years	John Kokinos	2 years

Board responsibilities will be determined at the next regular monthly meeting.

John Kokinos won the doorprize of a bottle of wine graciously donated by Brian Flemming.

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for April 10, 2008

Board Members Present: Brent, Brian, Rich, Don and Bill (quorum present)

Board Members Absent: Cheryl

Staff Members Present: Pat, Lee

Staff Members Absent: Elisa, Marilyn and Sharon

The meeting was called to order at 7:10pm. Minutes for March were read and approved as written.

Homeowner comments: Homeowner was present in response to a violation letter received. The Board explained that a permanent exception cannot be made in his case and the violation must be enforced. Homeowner understood, will make adjustments.

Old Business: The sport courts are being worked on as weather permits and the asphalt being spread is 2" thick.

RV Lot, work is complete and looks good.

Bookkeeper; another application has been received. Sharon has agreed to stay on while Rich reviews the bookkeeping procedures and then will look at applicants.

Questions asked of legal counsel: re single family dwelling; Cross Creek declaration states clearly that homes are for single family occupancy #2; excessive number of cars: homes are designed to have 2 vehicles in the garage and 2 in the driveway. Over 4 vehicles the county can be involved by completing a county complaint form which will be available at the Reek Ctr.

#3; how to enforce rules: we can fine or sue homeowners. We can go on to property to review but cannot correct the problem ourselves.

Cash Flow Enhancement Program: Fourteen names have been turned over to the attorney and 3 have paid in full, 2 are making payments.

New Business: No nominations have been made at this point for new board members. Discussion of raffles, rolling jackpots, etc will take place at the next budget meeting. Brian volunteered to donate a door prize of wine for annual mtg.

Treasurer: Bookkeeping reports were distributed. Checking balance is: \$986.13 Savings bal; \$25,312.11 (int\$60.14) Special Assessment \$70,266.52 (int\$275.10)

Maintenance: Sport Courts are both being worked on and the drainage problem behind Harmony Ct is also being worked on. The wall by the pool, between the pool and shed was under discussion several months ago. The decision had been made to remove the wall; it will be removed this spring. Contractors are to be contacted for bids for a safety gate in its place. The motion was made for Bill

to gets bids for backboards and striping etc up to \$5000. Motion passed unanimously.

Rec Center: Elisa sent a report that she is getting requests for last minute rentals, and that pool parties can be reserved beginning May 1<sup>st</sup>.

Neighborhood Watch: absent, Brent made report of a Graffiti removal and clean up kit being available. The kits are donated by Home Depot and can be checked out from various schools for 48 hours.

RV Lot: Everything is good

Property Standards: Reports that 7 of 31 violations have been resolved. Some violations are repeat violations and some are new.

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for May 08, 2008

Board Members Present: Brian, Don, Rich, John, Cheryl, Pam and Bill

Staff Members Present: Elisa, Lee, Pat

Staff Members Absent: Sharon, Marilyn

The regular monthly meeting was called to order by VP Brian at 7:10pm. The minutes for April 10 as well as April 17 annual meetings were read and approved as written.

**Homeowner Comments:** There were a couple of complaints about homeowners not maintaining the area behind their fences and in general about a couple of fences not in repair. Property Standards will address the issues.

**Old Business:** The bookkeeper position is still open; however, duties are being streamlined and detailed. The sport courts have been paved, the pathway is being replaced as well as irrigation that was broken. The project will be at or under budget for this phase.

**New Business:** After discussion among board members and motions, the new responsibilities are:

Pres:	Cheryl	RV Lot:	Pam
VP	Brian	Rec Ctr:	John
Treas:	Rich	Main/Pool:	Bill
Prop Stds:	Don		

The motion passed unanimously.

The budget meeting for 2008/2009 budget will be held Wed 5/14, 7:30 at the Rec Ctr. All are welcome to attend.

**Financials:** Reports were distributed. Checking \$584.73 Savings: \$25,363.70 (int \$51.54) Spec Assessment: \$68,435.03 (int\$168.51)

**Maintenance:** The wall between the pool and the patio has been demolished. The discussion as to what to replace it with will be continued at the next regular monthly meeting, ie, safety gate, benches, planter boxes etc.

The bids for striping the sport courts, new backboards and tennis nets came to more than expected, \$6200.00. The motion was made to approve the additional funds and passed unanimously.

The head lifeguard would like to change the pool hours to noon to 8:00pm. The hours will stay as they are, no changes.



**Property Standards:** If a resident sees a car that has not moved within 48 hours it can be reported as an abandoned vehicle by calling the non-emergency dispatch 503-629-0111

There have been complaints about barking dogs; you cannot have more than 4 dogs to a household, continuous barking is considered to be 20 minutes or longer in duration. Again, you can call non-emergency dispatch or Small Animal Shelter Services.

**Neighborhood Watch:** absent, no report sent

**RV Lot:** Homeowner wanted a canopy over RV, not allowed. A credit was allowed for a homeowner.

**Rec Center:** Everything is fine

**Door Prizes:** Brian Flemming again graciously provided door prizes. Winners:

**Bill Quimby**, bottle of red wine

**Elisa Buckley**, box of chocolate truffles

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for June 12, 2008

Board Members present: Cheryl, Don, Pam, Bill, John and Rich (quorum present)

Board Members absent: Brian

Staff Members present: Pat, Lee, Marilyn & Elisa

The minutes for the month of May were read and approved as written.

**Homeowner Comments:** Complaints were heard about the RV lot re: waiting list, not being able to read the numbers on the lock and people were backing into the fence on the west side. Another homeowner suggested a bulletin board be available on the outside of the building, covered, so anyone can access it. Another concern was heard about basketball hoops at the end of cul-de-sacs.

**Old Business:** The wall between the pool and the patio was destroyed and different suggestions were heard as to what type of replacement to install and costs. The motion was made to temporarily cap the bolts with 2x6 or 2x8's at a minimum of 2' high until a decision is made re the permanent barrier. Motion passed unanimously.

**New Business:** Slurry will be applied to Rosa Rd sometime this summer; no date has been given by the county. There will probably be 2-3 days notice

A motion was made to raise the salaries for both Lee and Ron by \$1 an hour making Ron's salary \$11 an hour and Lee \$12 an hour. The motion passed unanimously.

The siding on the west wall of the Rec Center needs work, possibly replacement leading to other work in the same area. Maintenance needs to come up with proposals as to what needs to be done, minimum and maximum to be done. Three proposals are needed and at the very minimum a draft of rough costs, just materials etc not labor. A contractor bid is not needed at this point.

**Treasurer:** Balances are; checking \$6,118.64 savings \$25,416.76 (int \$53.06) special assessment \$64,092.28 (int \$157.25) the motion was made to accept the budget for 6/1/2008 – 5/31/2009 as written. Motion passed unanimously.

**Maintenance:** Maintenance is not sure when the striping for the sport courts will be complete.

**Rec Center/Pool:** Lifeguards are all hired, there will only be two sessions of swim lessons offered this year. Once again all residents are requested to complete a registration form for all family members. The forms are available at the pool. Lee is also looking into the cost of an “octopus” to aid in cleaning the pool.

**Neighborhood Watch:** Marilyn reports no complaints. She would like to have National Night Out Barbeque again this year on Aug 05. She is to bring a proposal to the next board meeting.

**RV Lot:** Pam is working on rearranging spaces in order to accommodate more RV's in the lot.

**Property Standards:** Several requests for Property Improvement have been received and are being reviewed.

The condo's sign was recently damaged and they are considering new designs for the replacement sign. It was determined that their signs uprights should be wood and the sign itself needs to emulate wood.

Meeting adjourned.

## CROSS CREEK HOMEOWNER'S ASSOCIATION Board Meeting Minutes for July 10, 2008

**Board Members Present:** Cheryl, Rich, Pam, John, Don & Bill (quorum present)

**Board Members Absent:** Brian Flemming

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

The regular monthly meeting was called to order at 7:05pm. The minutes for June were read and approved as written.

**Homeowner comments:** Homeowner's thanked maintenance for trimming the arborvitae along the greenway that runs through the Cross Creek Dr. area.

**Old Business:** Bill reports that the striping for the Rec Center courts will be completed next week, the week of July 14<sup>th</sup>. It was noted that the backboards for the snail park courts have not yet been installed. A motion was made to hold off on the backboards until we hear further from residents. With backboards costing \$1200 or more perhaps we should only have one basketball court area and use those funds elsewhere. The motion to table for now passed unanimously.

It was reported the locks on the gates at the RV Lot need replacing, Lee indicates that is not necessary to replace them, he can fix them.

Board position descriptions are being worked on as are staff positions.

Rosa Park condo sign is finished and looks great.

Pool area temporary barrier is in place. John will come up with three suggestions for a permanent fixture and will report at the next meeting in August.

The west wall of the Rec center is a work in progress, determining what all needs to be replaced or fixed and getting a price.

**New Business:** The suggestion was made to have the words "HOA" under our Cross Creek sign or the web site below. Pam will undertake getting a proposal from the same folks that made the Rose Park sign that looks so great.

The question was asked if we charge for NSF checks, treasurer says the procedures are in place. The motion was made to purchase the QuickBooks update for 2008, the motion passed unanimously to purchase the software.

**Treasurer:** Checking balance: \$16,845.41; Savings \$25,468.72 (int \$51.46) Special Assessment: \$29,828.22 (\$117.94) Special assessment funds cover not only the special assessment but include reserves and the RVLot dues.

**Maintenance:** Bill reports the hoops are in at the Rec Ctr courts and striping will be complete the week of 7/14. Snail park striping is complete and the tennis net is up. The maintenance group will be reviewing the list of what needs to be done and prioritizing.

**Pool:** Discussion of purchasing the "octopus" will be tabled until next year, not really necessary yet.

**Neighborhood Watch:** There was a report of teens climbing over the fence at the pool, no damage was done. A neighbor reported fireworks smoldering at a home catching fire in the bark dust. The fire department was called and it was quickly extinguished, no one was home.

Marilyn would like to see the national night out barbeque continue. Suggestions were made re; need more signs advertising the date, need to rearrange the configuration of the buffet lineup so it is not so congested. The motion was made that we allow up to \$350, motion passed unanimously. Cheryl asked for a master list of everything needed this year, Brian will obtain community help from Albertsons.

**Rec. Center:** Pool schedule will be changing Aug 1<sup>st</sup> to opening at noon, closing at 8:00pm. Elisa reports that one Fri evening is still available for rent in August and Saturday evenings are still available for pool parties.

**RV LOT:** Pam reports the RV Lot is a work in progress, she is trying to rearrange and put together a standard plan.

**Property Standards:** Lots of letters going out recently. Proposal to widen a driveway was received and denied.

Meeting adjourned at 8:20

**CROSSCREEK HOMEOWNER'S ASSOCIATION**  
**Board Meeting Minutes for August 14, 2008**

**Board Members present:** Cheryl, Rich, Don, John, Pam, Brian and Bill (quorum)

**Staff Members present:** Pat, Lee, Sharon and Marilyn

**Staff Members absent:** Elisa

The regular monthly meeting was called to order by Pres. Cheryl Wrzesinski at 7:05pm. Minutes were read for the month of July, 2008 and approved with an amendment re an approval for a driveway being widened. The proposal to widen a driveway was denied. The minutes were corrected and approved.

**Homeowner Comments:** Much discussion took place regarding a property standards violation from Dec 2004/Jan 2005 re lot 222, which came before the Board again. Discussion will be tabled for 90 days for further investigation of state and county statutes as well as review of the CC&R's.

Another homeowner requested clarification of reasoning behind a denied home improvement proposal and understood the reason for the denial. .

Homeowner asked for clarification of when garbage & recycling cans need to be removed from street and also when association dues become past due. Board agreed to look into the guidelines for both and to report back at the Sept. meeting.

**Old Business:**

Striping is complete on both sport courts. The board has heard from homeowners regarding hoop backboards at Snail Park. Bill will obtain bids for boards & installation, a motion was made for a budget up to \$1,000 and was approved unanimously. Tennis will still take priority at Snail Park, even if basketball players are already there.

Discussion of west walls of rec center and short wall between pool and rec center tabled until Sept.

**New Business:** Ruby from the Rosa Park Condo Association presented a situation re lot # RA1 where the owner had made improvements in the common area without prior Board approval. Investigation found that the walkway jeopardized Homeowners Liability insurance policy. The board made a motion to support the Condo Association re the walkway in having the owner remove the improvements and restore to its original state with one Board member abstaining (Pam) The motion passed.

**Treasurer:** Checking balance \$8,813.79 Savings balance \$45,531.62 (int \$63.40) Special Assessment \$32,674.40 (int \$66.18)

**Pool:** Lee reports that he knew of three incidents of midnight swimmers at the Rec Center pool this summer. He would like to investigate the price of having camera's installed before next summer. He also reported that the cash box was recently stolen, may possibly install some new locks. Lee would also like to put out the request for a donation of a new gas grill, or at least one in good condition to be donated.

**Neighborhood Watch:** Marilyn hasn't received any phone calls, good turnout for the National Night out Barbeque.

**Rec Center:** nothing new.

**RV Lot:** Pam reports she will be having help from her son with getting the dimensions of the RV Lot on an AutoCAD program. He just broke his hand so it will be delayed for a few weeks.

**Prop Standards** Property Improvement Proposal for a fence was approved- Meeting adjourned at 8:40

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Sept 11, 2008

Board Members Present: Cheryl, Don, Pam, Bill and Rich  
Board Members Absent: John & Brian  
Staff Members Present: Pat, Marilyn  
Staff Members Absent: Lee, Elisa

The regular monthly meeting was called to order by Pres Cheryl. The minutes for August were read and approved as written.

**Homeowner Comments:** Homeowner complimented Property Standards Committee on all of their hard work and that their efforts are beginning to show. Another homeowner wanted to know why they couldn't store a boat in their driveway. The covenants were explained as well as RV Lot procedures.

**Old Business:** Backboards for Snail Park Courts were selected for \$300 each plus hardware and will be installed by CrossCreek.

Three proposals for the Rec Center west wall were tabled until Oct.

The suggestions for the partition counter between the pool and patio were tabled until Oct.

Job descriptions are an ongoing process.

**New Business:** The board has been discussing updating the CrossCreek signs at the entrances to our development. The colors were discussed and everyone likes the colors and appearance of the new Rosa Park Condo sign. The bid for the signs with the HOA address came in at \$210. The motion was made to approve up to \$500 for the new web address signs and paint for both entrance signs. Bill will also get an estimate for stone veneer for the signs as well as looking into straightening the sign at 209<sup>th</sup> which is leaning.

Treasurer: Checking balance \$3,878.95; Savings balance \$45,625.44  
(int\$93.82) Special Assessment \$32,925.55 (int \$71.15) Year end closing tabled until October.

Maintenance: Same as old business

Pool: Closed and covered

Rec. Center: Absent, no report

RV Lot: Seven are on the waiting list; maximum length of an RV in the lot is 30'.

Neighborhood Watch: Marilyn reports no calls. Marilyn will be putting together an article for the Times every month pertinent to what is going on in our area.

Homeowner also made the suggestion that garage door opener remotes often have a reset button on the back. If you think your car has been broken into, it might be a good idea to reset your remote. Good idea to just reset it occasionally.

Property Standards: One request for an improvement but no plans were included.

Rosa Park Condo's submitted a request to approve them entering into a ten year plan to replace the condo fences. The motion was made and the plan was approved unanimously. One condo owner wanted to move their fence out, which was not approved.

Meeting adjourned at 8:05.



## **CROSS CREEK HOMEOWNER'S ASSOCIATION**

Board Meeting Minutes for Oct. 9, 2008

Board Members Present: Cheryl, Don, Brian, Pam, Rich

Board Members Absent: Bill, John

Staff Members Present: Elisa, Pat

Staff Members Absent: Lee, Marilyn

**Homeowner comments:** Homeowner reviewing last month's expenses for reimbursements asked for a more complete explanation of what they were. Rich will look into the records and report at the November regular monthly meeting. Another homeowner needed an explanation of property standards violations. Don gave explanations and homeowner understood.

**Guest Speaker:** Kevin Harker from Vial Fotheringham spoke to us about our covenants and basic rules of our homeowner association. First, all of our meetings must be open meetings which must be posted. All of the homeowner meetings are posted in the CrossCreek Times as well as on a posted sign outside the Rec Center. Several points in the covenants were discussed as being enforceable; ie such as a babysitting business is allowed, however, that is only as long as the traffic going into that business is not a problem.

It appears that the 5 copies of the original declaration that were originally filed in four separate phases will need to be re-filed and will be filed into one document. Vial Fotheringham will do that for the association for a \$500 fee. The motion was made to move forward with that and motion passed unanimously.

**Old Business:** We are looking for a bid for straightening the sign at 209<sup>th</sup> which is leaning before we move forward with updated and improved signs.

There were no proposals ready for Rec Center west wall or the wall. The backboards at Snail Park are purchased and here, not yet installed.

**New Business:** Elisa has resigned, the new Rec Center Coordinator will be Terri Prestwich. She will take over on Nov. 1<sup>st</sup>.

A motion was made for Rec Center staff to come up with a proposal for re-structuring the rental fees for the Rec Center. They will bring that proposal to the Nov meeting. Motion passed unanimously.

Treasurer: Checking \$903.16 Savings: \$45,726.79 (int \$101.35) Special Assesment: \$32,978.69 (int \$73.14)

Maintenance: no report

Pool: closed

Neighborhood Watch: absent, no report sent

RV Lot:: Nothing new to report

Prop Standards: Violations are being reported and letters sent

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for November 13, 2008

Board Members Present: Cheryl, Don, Brian, Pam and John (quorum present)

Board Members Absent: Rich and Bill

Staff Members Present: Lee, Terri, Marilyn (late)

Staff Members Absent: Pat

The minutes for the month of October were read and approved as written.

**Homeowner Comments:** There were questions in Oct regarding employee reimbursements which seemed a little high. The reimbursements were for a double payment the homeowner had paid.

**Old Business:** Combination of CC&R's and letter of rescission, not complete.

Signs at entrances, still being worked on.

Proposals for repairs of west Rec Center walls still need three proposals.

Wall between pool and rec center, still need proposal.

Snail Park backboards are up now.

**New Business:** Elisa & Terrie presented their Rental Rate Proposal for the Rec Center. The new proposal is:

The cleaning deposit will be increased to \$50.00 and the damage deposit will remain at \$100.00. Added to the contract: If damage repairs exceed the deposit amount, homeowner will be responsible for the remainder.

The rental fee will remain at \$40.00 but not regulate the number of hours being used. Renter can choose their start and end time of rental - \$40 per calendar day.

**Pool Season Rentals**

"Inside only" parties can be booked any day of the week between 9am and 1pm, but the renters must have the building clean and all guests vacated by 1pm. Renters will need to understand that the lifeguards will be entering the building and performing some duties outside and inside in preparation for the day.

When the Rec Center is open to resident (normally 1pm-9pm) residents should be able to use the inside of the building for a (small) party at NO CHARGE. If the party guests will be swimming, they will need to pay the guest fee. These parties are not considered private, which is why they would not need to pay a rental fee: stressing to residents that the building is open to the public. Also, lifeguards can control crowd activities.

**Maintenance:** Lee has seen a lot of graffiti activity in our area lately. He would like homeowner's to be aware and also to remove the graffiti immediately. Per the Sheriff's office, the main deterrent to the "artist" is to have it removed immediately. Homeowner's also need to call the Sheriff's office and take pictures which will help in finding the responsible parties. If graffiti is seen on Cross Creek property, call Lee and he will take care of it.

**RV Lot:** There have been questions about renting space in the RV lot for utility trailers. Utility trailers cannot be stored in the RV Lot.

**Treasurer:** Checking balance: \$1,333.54 Savings balance: \$42,830.18 (int \$103.39; Special Assessment: \$33,033.25 (int \$74.56)

Meeting adjourned: 8:10pm

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Dec. 11, 2009

Board Members Present: Brian, Don, John, Pam and Rich

Board Members Absent: Cheryl, Bill

Staff Members Present: Lee, Pat Marilyn (late)

Staff Members Absent: Terri

Minutes: Approved as written with the exception of Marilyn being present (late).

**Homeowner Comments:** None

**Old Business:** Rescission letter, signs, job descriptions not complete.

Rec center: John should be able to get bids for the walls and he will ask for a 60 day holder bid. He also is thinking of perhaps Trex decking for the wall between the pool and rec center since it is durable.

**New Business:** There are hanging file folders upstairs that can be sold; we have no further use for them. Pat has consolidated a lot of information in the files. Pat will list in the CC Times. Rich will need to determine a time and remove a lot of old bookkeeping things from the office storage. Anyone can help, but he will determine the length of time to keep certain documents.

Terri reports the calendar on the web site is not working, she will contact Brent. Pathway maintenance should be looked into for next year.

**Maintenance:** Lee reports trees and shrubs are trimmed at the Rec Center.

**RV Lot:** Everything is fine

**Treas:** Checking; \$3,799.36 Savings; \$39,917.94 (int \$87.76) Special Assessment: \$33,100.17 (int \$ 66.92)

Rich was asked to bring a spreadsheet of exactly how much was spent on resurfacing of the Basketball/Tennis Courts. Rich will bring to the January meeting.

**Neighborhood Watch:** Marilyn read a few things from the Sheriff's web site and said she will provide information for the Times for her contributing column.

**Property Standards:** Don is wondering how much of the property standards guidelines are on the website because everyone should know the basics.

Meeting adjourned 8:05