

CROSSCREEK HOMEOWNER ASSOCIATION  
Minutes for Annual Meeting April 15, 2010

Board Members present: Cheryl, Pam, Don and Rich  
Board Members absent: David, John and Brian  
Staff Members present: Lee, Sunny, Vivian and Pat

The meeting was called to order and welcome given by President Cheryl Wrzesinski. Cheryl explained the covenants process and they are finished now. All five sets have been combined into one; we now have a budget in place and it has been accepted by the board. The budget is for June 1, 2010 – May 31, 2011.

**Treasurer:** Rich presented a brief report of the accomplishments of financials, including hiring Vivian as our new bookkeeper.

**RV Lot:** Pam's report included that she has 12 residents on a wait list for a spot

**Rec Center:** Sunny is reporting on behalf of David who is on a business trip. She reported the Rental Agreements and Guidelines have been updated and are on the website. David and John have looked at getting the Rec Center bathrooms a remodel, more to come later when both are available. A new ping pong table has been purchased for upstairs in the Rec Center.

**Maintenance:** no report, John absent due to family illness

**Property Standards:** Don reported all the work that has gone into property standards guidelines and is hoping to complete them soon. The work includes incorporating all the standards from 1973 into one comprehensive document

Cheryl asked for those who were interested in running for office to turn in their paperwork outlining their involvement with CrossCreek or other leadership positions with other organizations. Eleven individuals were nominated for the Board. They were then asked to make a brief statement stating 3 important issues or challenges that they felt needed to be addressed by the Board of Directors over the next 3-5 years.

Elections were then conducted by secret ballot, with Vivian having checked to be sure all parties were eligible for nomination.

Elections were then held, nominations and votes were:

Don Duncan	24	Rich Redeker	14
Dustin Woodhouse	24	Kevin Miller	14
Tom Williams	23	David Estrada	13
Pam Mastrantonio	19	Nancy Brewer	06
Kelli Hormel	18	Celina Wrzesinski	05
Cheryl Wrzesinski	17		

Cheryl, Pam, Pat and Vivian stayed after the meeting and recounted votes. Errors were found, reviewed by Tom Williams and Don Duncan. The above numbers are the recounted votes.

Emergency Board Meeting  
May 5, 2010

Board members present: Cheryl, Brian, Rich, Don, John and David

Pat was present to take notes.

In reviewing the Cross Creek Homeowners Bylaws for Board of Director terms as well as the voting procedure, the Executive Directors contacted the Association's attorney, Kevin Harker, for advice. Upon receipt of direction from Kevin, an Emergency Board of Directors Meeting was held on May 5, 2010. In that meeting a unanimous decision was made to follow the advice of our attorney. Following that meeting, a letter was sent to every homeowner and tenant in Cross Creek Homeowners Association. Copies are attached