

CROSS CREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for April 14, 2011

Board Members present: Pam, Dustin, Kelli, Denise, and Don (quorum present)
Board Members absent: Tom and Kevin (excused)
Staff Members present: Vivian, Pat, Lee and Julie

The regular monthly meeting was called to order by Pres Pam Mastrantonio. Minutes were read for March 10 meeting and the motion to accept with amendment to the budget being approved. The motion was made to approve the budget as adjusted to a zero balance, seconded and approved unanimously. The motion to accept the minutes with amendment was seconded and passed unanimously. The minutes for the special meeting of 4/12 were read and motion was made to accept as written, seconded and passed. Don abstained from voting since he was absent.

PIP was presented to Dustin.

Pres reports: Work is being done on a resolution to correct the HOA dues dates, as written they are incorrect. The corrected resolution has been submitted to our attorney for approval and the plan is to file the resolution by April 19. The corrected resolution will state that the dues will be mailed by 2/15, due by July 1st and past due Nov. 15 of each year.

Another resolution has been formulated re electronic communication by board members. This resolution was also submitted to our attorney for approval. He has more questions and is still working on this.

Pam also mentioned some board responsibilities have shifted and are interim positions until May when the new board assigns responsibilities.

Treas: Kelli reports the following balances:

Checking: \$6,809.14

Savings: \$25,104.83

Reserves: \$58,514.06 and \$17.73 interest earned

Don asked for a distribution of funds for the month, which was not available at this meeting.

Property Standards: Lot 155, discussion and resolution will be tabled for another month due to so many meetings this month so others can participate

RV Lot: Denise reports that there are still 5 open spaces for smaller RV's. She has received a couple of calls about the possibility of a rack for canoe and kayak storage. Pat will put another blurb in the Times to see if there is any more interest. Denise reports also that the gate signs and markers are up and progress is being made with the weeds.

Pool/Rec Ctr: Julie turned in \$80 for two rentals. Lee reports that the heater was installed and another vent added. He also would like it noted that the pool is not up to federal standards. Per Federal, we need a drain cover. State says ok as it is now. The cost of installing a drain cover is around \$850, but since state officials say ok, not urgent.

Maintenance: Don reported that per fire safety check, the Rec Ctr capacity is 75 people in the building. A notice will be posted.

Lee requested a \$1.00 an hour raise for Ron. Don would like to look into records for the past five years and review before he makes a decision or motion.

Old Business: Property Standard document; Dustin reports this is a work in progress on Google docs and is enlisting help of all board members to get the document completed. He also would like input for the nuisance definition that is a big part of our property standards guidelines. A mission statement is in the works as well.

Reimbursement forms: Anyone requesting reimbursement will need to fill out the new forms. They will be available in the furnace room, stored in the manila envelope.

Denise had a question about the RV permits on the web, are they the same or different since there are two of them. Pat will check and report back.

Don mentioned that the budget must be mailed to all homeowners 90 days from the end of the fiscal year.

New Business: Bank account passwords need to be changed, Don has already spoken with Kelli.

Reminder of annual meeting 4/21, everyone needs to speak about their area of responsibility

Homeowner comments: resident wanted to know if there is anything we can do about solicitors. Unfortunately the HOA doesn't have any control over that.

We are starting to see graffiti again.

Meeting adjourned at 7:40