

CROSSCREEK HOMEOWNER ASSOCIATION  
Board Meeting Minutes for August 11, 2011

Board members present: Pam, Kelli, Denise, Don and Kevin (quorum present)

Board members absent: Tom and Dustin

Staff members present: Vivian, Lee, Julie and Pat

The regular monthly meeting was called to order by Pres Pam Mastrantonio.

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

**Homeowner comments:** Homeowner complained about a tree in the common areas, that she had sent a letter to property standards a few months ago and not heard anything back. The tree is causing damage to her property and she would like to see it removed. Don said it sounds as if it is a "nuisance" tree and to hand it off to maintenance and he and Lee would look into it and remove it if necessary. Another homeowner was asking about trimming a tree on Bermuda Ct, which was approved.

Lot 208 was present to talk about the white lights around her front door, and she still hasn't heard from property standards. Her issue is still pending and have not had a chance to review or find the minutes from the time frame she is talking about.

**Pres report:** Pam is waiting to hear from Tom re Vial Fotheringham and getting some type of response from them re review of requested resolution regarding email communication, voting etc.

**Treas:** Vivian reports she and Kelli spent three hours on the phone with the IRS regarding an error made in 2008 and we may be fined for that. The IRS is investigating the W3 and W2 reports were not sent to Social Security as they should have been and they are threatening a fine. Rich Redeker said that wasn't his fault, that he had turned info over to an accountant. Vivian indicated to everyone present it didn't matter, the fact is, the reports weren't filed correctly. The IRS is investigating and that is where it stands now.

Vivian and Kelli report that we recovered around \$8,000 for fines etc on one property, which has been deposited into the reserves account.

Checking balance: \$15,409.08

Money Market balance: \$36,204.24

Reserves balance: \$70,757.64

Vivian and Kelli gave a complete reporting of how much money was taken in for property standards fines, swim lessons, HOA dues and past due accounts which will be noted in the bookkeeping records. A motion was made to move \$2800 over to the reserves account, seconded and passed unanimously.

**Prop Stds:** Letters are being written and priority items managed per Pam

**Pool/Rec Ctr:** Kevin turned in \$150 for pool rentals fees. Lee reports that all the swim lesson classes have been full. We've received no more complaints and the lifeguards are doing bathroom checks every 30 minutes.

**Maintenance:** Nothing outstanding being reported, two of the mailbox stanchions will be replaced shortly. Moving one of the spring toys from one playground to another has proven to be too large a job. After doing some comparative shopping for a replacement for the stolen spring toy, the price of \$943 was deemed to be the best and that included shipping and handling. The motion was made to make the purchase out of reserves, seconded and passed unanimously.

**RV Lot:** A lot user, that was denied erecting a canopy over their RV by Denise, asked her to call for a BOD vote regarding canopies in the lot. The request was brought up for discussion and by unanimous vote the canopy was denied. Denise also called for a vote on: allowing small utility trailers in the lot for a limited number of spaces and on the implementation of the newly revised RV Lot Regulations, User's Agreement, Vehicle I.D. Form, Parking Permit and the RV Lot Reminder memo - both were unanimously approved. Pat will submit the revised regulations and forms to the webmaster so that the CCHOA website can be updated. Due to the possibility that the gate's lock combination may have been compromised, Denise relayed that it had been changed

**Old Business:** Pam will write a cover letter for the new property standards guidelines. After much discussion as to how these could be distributed for the least amount of money and still be within the covenants, it was determined that board members will be distributing them. All paperwork is to be to Pat by 8/20 to take to the printer. Kelli volunteered to do any stuffing of envelopes necessary.

Denise reports that the Neighborhood Garage sale went well, some areas were very busy, others not so much.

National Night Out was great, lots of officers present. We had a lot of kids in attendance without parents.

CCV cameras, Don is trying to work with someone to donate his labor.

Meeting adjourned at 8:00pm