

CROSSCREEK HOMEOWNER ASSOCIATION  
Board Meeting Minutes for Dec 9, 2010

Board Members Present: Pam, Don, Brian, Kevin and Dustin (quorum)

Board Members Absent: Tom, Kelli

Staff Members Present: Vivian, Lee and Pat

Staff Members Absent: Julie

October minutes were read and approved as written.

November minutes were read and approved as written.

Homeowner Comments: Lot 84, Steve Elbert & Danielle Leppla were present to make some comments about the property line dispute with their neighbors and their perception about how the board is treating each party differently. It was pointed out to them that the board has made every effort to not be involved in this dispute at all, because it is a neighbor dispute.

Danielle wanted to discuss the covenants and property standards and why their fence is considered to not be in compliance. Dustin explained that county code is for 6 feet fences, theirs is above 6' and was approved to be only 6' high. If they want their fence to be over that, they must get a permit from Washington county. It is the board responsibility to be sure homeowners are in compliance, and it can and does affect everyone. Danielle requested Dustin measure all new fences being installed in the future to insure they too are only at 6' tall.

Another homeowner was present to complain about receiving a past due notice and how it was presented. The issue was that the notice was for 90 days past due when he hadn't received any notice of even being 30 days past due. And to top it off, his RV lot statement was included in the same envelope. Don told him that in the future, statements will be every 30 days past due.

Treasurer: Don submitted the following reports:

Checking: \$3591

Savings: \$29,102.86

Reserves: \$56,279.77

Homeowner rented the Rec Center for his daughter to have a function and ended up damaging the new ping pong table upstairs. When told he would have to forfeit the deposit, he said he would stop payment on the check, even though he did sign contract. The decision was made to go ahead and deposit the check to see what happened.

Property Standards: There have been numerous complaints about the corner of 203<sup>rd</sup> & Rosa Rd, specifically lot 59, having so many cars parked in front of their house, causing problems with other vehicles getting in and out of the area.

Dustin spoke with County and Sheriff's offices to determine if there is anything the HOA can do. They let him know we can't do anything about street parking, except call them, at this point but, it is code that only 4 cars are allowed between

car and garage. Dustin also said that the property standards nuisance code would be finalized in January.

RV Lot: Brian Flemming resigned, no time to commit to doing the job.

Rec Center: Kevin reports 2 rentals, \$80.00

Pool/Maintenance: Lee said he hadn't heard anything from Kelli about the energy report and how it was going. Discussion tabled until January.

Pres & VP- reports Status Quo

Meeting adjourned 8:02pm