



CROSS CREEK HOMEOWNERS' ASSOCIATION
Minutes of Regular Monthly Board Meeting
7 PM, December 16, 2014 Aloha Oregon

Board Members present Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland, Kelli Sepulveda, Don Duncan,

Homeowners in Attendance: 1

Meeting called to order at 7:01 pm, quorum was confirmed.
Celina DeGraw served as Admin Assistant and recorded notes from the meeting.

November 13, 2014 Board Meeting Minutes were read. **Motion made and seconded to approve November 2014 Minutes.** Motion passed unanimously.

Homeowner Forum: No forms were presented to the board.

Officer & Board Member Reports:

- **President:**
 - Concerns over areas of the rec center discussed.

- **Vice President:**
 - Changes on the reserve study plan, received responses from two people homeowners. Started the process of working on finalizing the reserve study.
 - Board proposed to pay for half the cost of the reserve study company.

- **Treasurer: Submitted written report.**
 - Balance Sheet of November 12, 2014 for 2014-15 Year Account Balances:
 - Checking: \$3,919.25; Money Market balance \$ 6,567.60
 - Savings (Future Reserve) balance \$65,123.30
 - **Total Cash on Hand: \$75,610.15**
 - **41 Owner/Lot Accounts Outstanding = Balance Total: \$20,106.39**
 - Report submitted to the board before the meeting.
 - Discussion regarding the outstanding balance for HOA Dues. Fiscal budget is based on yearly income from all 309 lots. If outstanding balance cannot be collected, amenities will need to be scaled back or eliminated completely.
 - Notice in the Cross Creek Times about the past due HOA amounts.

- **Rec Center:**
 - Looking for cleaning crew for the Rec Center (two times a month)



- Getting regular rentals and request, website is having some issues when it comes to the renting the rec center and navigating.
- Book Club Meeting monthly (6 to 8 people attend)

- **RV Lot:**All the spots are full

- **Maintenance:**
 - Three Bridges that are being worked on are almost completed
 - Mail boxes will be started on this week
 - Landscaping company has come and started the major pruning project
 - Rec Center painting has been discussed and planned
 - Trash Pick Up by the maintenance person

New Business:

- Proposed and passed a motion giving Kelli the authority to contact the HOA attorney with the revised letter for fines for property standards.

Meeting adjourned @ 7:49pm

Submitted by

Celina DeGraw, Admin Assistant
Cross Creek Homeowners' Association

Next Board Meeting scheduled for January 8, 2014