

CROSSCREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for February 10, 2011

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

The regular monthly meeting was called to order by Don Duncan at 7:00pm
The minutes for January were read and approved as written

Homeowner Comments: none

Treasurer: Don reports arrears are about \$37,000, down from \$42,000. He will be checking with Vial Fotheringham re collections and liens.

Checking balance: \$5,020.00

Savings balance: \$25,130.25

Reserves balance: \$56,588.76

Rich asked if the money from arrears was being applied to reserves and it is.

Don also reports that he and Vivian have asked the IRS to provide us with an audit from 2004, that he has requested an internal audit be done by a CPA, which should be finished shortly and also they have requested information re Bank of West discrepancies. Vivian distributed paperwork at the last meeting regarding planning for the budget committee meeting to be held soon.

Property Standards: Dustin again said he needs more walkers and may be contacting Nancy Brewer, she was not present. Dustin reports he hasn't had time to do property standards letters, or work on the nuisance definition or rewrite the standards guidelines. Don asked him why he has not asked the property standards staff person for help, and Dustin explained that writing sensitive homeowner violation letters is not a staff responsibility. It is a responsibility for the members of the board, as these letters represent the board. Dustin further explained that, in his opinion, it was not the right decision for these letters to be relegated to a staff member, as was Don's decision when he was the PS chairperson. Kevin, Kelli and Denise said they could probably help. Jackson family shed, lot 194 was discussed, PIP was emailed or brought in to Dustin. In the discussion of shed the fact that power was going to be used in the shed so an electrician was required, Don said normally a shed shouldn't have power. Dustin didn't recall that homeowner said an electrician was waiting for the PIP to be approved and he would have to check with the county to see if anything else is required. The PIP will have to be filed once approved and an approval letter sent to them.

Pool/Maintenance: Kelli is working with Hillsboro Electricity trying to get them to do a bid for a solar panel for the pool. They have been recommended but she hasn't been successful in getting the bid yet, they've not yet responded.

Bike rack has been ordered, will be installed when it arrives.

Rec Center: Kevin reports one rental for the month, \$40.00. There was one rental previously where the check bounced; Bookkeeping/treas will handle that. Kevin brought in the rough draft of the rental agreement that he re-wrote. He would like everyone to review and then discuss it during the March meeting. Copies will be placed in absent board members cubbies in the mail room and they will be notified. Kevin also mentioned there was a good turnout for the first opening of the Children's Library.

RV Lot: Denise has updated the waiting & occupant lists. Five spots available: two are next to a cramped corner space with difficult maneuverability; one corner spot is spacious, but not maneuverable; one's by the front gate and narrow; and the last space is pending paperwork from the next person on the waiting list. A boat has been sold, so another spot may be coming open in March. Denise suggested installing kayak/canoe storage racks in the unused spaces. To determine if there is a need for them - she requests those interested contact her at 503-642-4544 or denisecchoa@aol.com. There was discussion regarding eliminating a yearly update form, Don suggested an annual receipt would be needed at the bare minimum. A homeowner emailed a suggestion to use a *revolving* RV lot Usage Agreement. The suggestion was discussed and determined not to be a viable option at this time. Denise discussed the need for a new RV Lot sign. Pictures/costs were submitted to the Board. A motion was made to purchase and it passed unanimously. The sign will cost \$60. Denise suggested re-painting the space number markers and will begin that project. Lee said he has leftover paint available. This project is estimated to be completed at no expense to the association.

Old Business: Dustin reports the nuisance definition is not yet ready, that he has no time to email it out. He wants to work only with board members so will schedule two meetings at the Rec Center. Each session will last a couple of hours and he will send the board members an email when he has the meetings scheduled.

Bathroom remodel: The decision was made to block out the time frames of 2/23 – Mar 4 for the bathroom remodel. The board voted on one sink or two option, Two sink option carried. There still was not a decision made on what kind of sink, Don had suggested a wall mounted design and felt there was still enough time to make that decision before the remodel. Denise mentioned that Tom was on top of the structural elements so the decision could wait for him. The board also voted on the type of paint to be used and the Miller paint with mold and

mildew blocker was their decision. Kelli is able to get the paint from her relative with a discount.

It was also noted that the men's room exterior door needs to be replaced and possibly paint the floor as well.

Don brought up the fact that he feels the board conducts too much business via email and he would like to see that limited. The human interaction is much more important.

April 21st is the annual meeting

Budget meeting is set for Tues Feb. 23rd

Meeting adjourned at 8:20