

CROSSCREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for Jan 13,2011

Board Members present: Pam, Kevin, Kelli, Dustin and Tom (quorum)

Board Members absent: Don

Staff Members present: Pat, Lee, Vivian, Julie

Pam began the meeting with reminding everyone of the meeting Code of Conduct.

The December minutes were read and approved as written.

Homeowner Comments: Josh Miller, accompanied by mom Julie, was present to suggest a children's library hour at the Rec Center on Mondays from 3:30pm to 4:30pm. Adult supervision would be present, there would be no charge. Josh has some books to donate and is willing to accept donations to the library as well. The motion was made to accept the idea and passed unanimously.

Another homeowner was present to make the comment that he thinks our neighborhood is looking pretty good, some of it due to the board, some of it due to new folks moving in. Another homeowner was asking about the process of replacing a shed in their backyard, getting a PIP was explained.

Tom read a letter from resident Art Jackson re accumulated fines for his property. After meeting with Pam, Tom, and Dustin they agreed to look into the reasons for his fine and to determine if anything could be done. They will get back to him with their response.

Treasurer: Vivian reports that they are sending past due statements and several people have made contact to ask about making payment arrangements. The quarterly reports have been done and W2's are being worked on. Vivian also passed out the budget reports so everyone has a good idea of what is being worked on for the Feb budget meeting. Don is still looking for a couple of volunteers to serve on the budget committee and would like something in the Times. Vivian also requested that the evening of the next HOA meeting that we all meet an hour before and help her stuff envelopes with the dues statements that go out in February.

Property Standards: Dustin asked for homeowner volunteer walkers, stating that we could use another couple or person, just more fun when you have a partner. Property Standards meets the 2nd Wed of each month at 7:00pm. Nancy Brewer volunteered to help. He also mentioned that Christmas lights should be down by now and will be looking at that.

Pool/Maint: Kelli reports that the Energy Trust of Oregon suggested we have solar panels installed as a more efficient way of heating the pool. Kelli will look into getting some bids to determine if it is cost effective for us.

Rec Center: There were 5 rentals, totaling \$200.00. Kevin would like to rewrite the Rec Center Rental agreement and bring in a draft at the Feb meeting. He would like to see the agreement possibly state that any damages etc, need to be fixed or repaired within 48 hours. Lot 59 put a stop payment on their deposit due to damage issues. Tom met with the party and negotiated a settlement of approx \$30, the amount it took to make the repairs. The suggestion was also made to look at cash or money orders only for deposit. These are all being taken under consideration and will require more discussion and thought.

Old Business: The nuisance definition was not completed and Dustin will be resending to board members to review during the month of Jan. He hopes to have a working definition by the February meeting. At that point the Property Standards document can be reworked.

Bathroom Remodel: Tom suggested for paint in the bathrooms we use Metro paint in beige, simply because of the cost. His estimate for paint is for 20 gallons, Metro sells for around \$44 for a 5 gal can. Kelli offered to get quote from her family member for a good quality paint. Tom said his neighbor Shep will donate his time and his buddy Dave Warmer will also volunteer his time and expertise for the remodel. We'll need new cabinetry, counter tops, sinks and there is potential dry rot that will need to be repaired. Tom asked board members to express their opinions for one sink or two, given the cost and make a decision. The hope is to block out the last two weeks of Feb on the Rec Center calendar and complete the work then.

Notebooks: Pam would like all board members to jot down a few sentences re what their jobs entail for the board member books.

Nominations committee: A couple of meeting ago, it was announced that a nominations committee had been formed consisting of Tom Williams, JoAnn Williams and Jason Mastrantonio. There was some concern that this was a conflict of interest and Tom asked for volunteers. Nancy Brewer volunteered to serve on the committee with them.

New Business : Brian Flemming resigned at the last board meeting. We will need a volunteer to fill position #1 until the annual board meeting in April when elections will be held. Pam asked for volunteers and the following offered their time: Rich Redeker, Nancy Brewer, Denise Oest. Per Kevin the bylaws, Article 5, section 3 state the board is to vote. The board voted and elected Denise Oest to fill that position until April and hold the job of RVLot.

Meeting adjourned at 8:28pm