

CROSSCREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for June 9, 2011

Board Members present: Pam, Tom, Don, Kevin, Denise and Dustin
Board Members absent: Kelli
Staff Members present: Vivian, Lee, Pat
Staff Members absent: Julie (excused)

The regular monthly meeting was called to order by Pres. Pam Mastrantonio. The minutes for the May meeting were read and approved as written.

Homeowner Comments: Homeowner commented about some overhanging branches at the edge of her fence, wondered if she could cut those off since it was the neighbor's tree. Also commented about a home, lot 167, and wondered if that paint color was approved. She wondered who owned the home since it was painted red. Tom will check into it.

Treas: absent, Vivian reported 191 statements were sent out in June and RV lots were invoiced.

Checking balance: \$5,063.29

Money Market balance: \$31,149.81

Reserves: \$61,317.41

Vivian also wanted clarification about dues for the pool, we can't penalize unless the homeowner is actually past due, as in November. Vivian is correct.

Vivian reported she spoke with our insurance agent re insurance requirements for the RV Lot and the possibility of using a disclaimer. He advised that we take it to an attorney first. Anything with a motor has liability insurance. If we (HOA) want to cover with insurance, we can get "garage keepers insurance". Otherwise homeowners can cover under their own policy. Denise will work on a disclaimer letter to present to our attorney for approval.

Don also mentioned that he had spoken with our insurance agent regarding Day Care services in our development and insurance liability. If caring for over 5 kids, they should have CCHOA on their insurance. This is in case of any accidents; say for example involving a big toy

The agent would like to come to speak to the board and answer all questions.

Someone will invite him to attend.

Property Standards: Letters are being written and mailed out and Dustin approved 6-7 PIPs.

Pool & Rec Ctr: There has been one rental for the Rec Ctr. "Pop in for a Popsicle" will be Pool Opening day, June 18 with the Mastrantonio family donating the popsicles. The first pool rental will be Fri, June 17.

Don said he thought one sink and cabinet could be replaced in the bathrooms at a time, during off hours of pool. He asked Tom to provide previous information.

Maintenance: Don & Lee reported that a new Echo weed eater had been purchased. They will be purchasing cedar chips for \$260 to surround the big toys, particularly the one behind the Rec Ctr.

Don & Lee will be working on a 15 year maintenance plan to help with budgeting and overall planning. Graffiti is taken care of for the most part.

Lee reports he thinks someone is getting into the Rec Ctr, has seen some evidence.

RV Lot:: Discussion of insurance issues, amending the Usage Agreement, posting a sign on the inside of the fence to remind users that the lot remains a park at your own risk area and finalize memo to users regarding issues as well as a reminder to make sure their property is properly insured. No new calls about storing kayaks and canoes, Pat will run in Times for another month to see if any interest. .

Old Business: Property Standards document: Suggestion was made that we change the statement in the document to require HOA approval before putting a satellite dish at the front of a house.

Don would like to see the document be sent to our attorney and approved before we vote and send out to the homeowners.

After much discussion and many small changes, Dustin moved that we accept the document with the changes, Kevin seconded the motion. Five votes in favor and one abstained.

Don also indicated that the end of year financial statement and annual budget should be included when the document is sent out.

Pam asked Don if he still wanted to revisit a raise for Ron, Don responded that we still don't know enough about the financial yet.

New Business:

Pool: Swim lesson schedule will be;
7/4 – 7/15, 7/25 – 8/5, 8/15 – 8/26

National Night Out is Aug 2nd this year. The motion was made that we go ahead and plan this now, passed unanimously

Annual Garage Sale: Denise will once again organize this for August 5-6 and will post a sign at the Rec Ctr. Pat will post in the Times.

Meeting adjourned 8:20pm