

CROSSCREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for March 10, 2011

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

The regular monthly HOA meeting was called to order by Pres Pam Mastrantonio.

Minutes for February were read and approved as written. Pam asked that all homeowner comments with the exception of PIPs be held until the end of the meeting.

Pres & VP Comments: Brent Brewer emailed concerns with the way the resolution changing the date of the HOA dues, is worded. He feels the dates given for due, past due and how they are being billed is incorrect. Pam and Tom agree and a new resolution will be written to supersede the old resolution. It will be presented at the next monthly meeting.

Tom said that Brent had emailed asking questions re BOD voting via email and Tom questioned him as to how he knew that. Don said that he had had a conversation with Brent and told him about some of his concerns. He said he had this conversation with Brent due to them both being involved in attending Vial Fotheringham informational meetings in the past. Tom feels that was wrong and that Don divulged confidential information regarding fines. Brent said that shouldn't be an issue, that all information is to be an open communication per the Vial Fotheringham law office. Tom asked that Don be removed as an officer. Officers are Pam, Tom and Don. Some disagreement followed as to whether that could be allowed since it was not on the agenda, per ORS 94647A, stating that a person cannot be removed from the board unless it is on the agenda. While Tom would prefer that Don be removed from the board, will vote on removing as him as Treasurer. After much discussion Tom made the motion to remove Don from Treasurer Office, Dustin seconded the motion. Tom & Dustin expressed concerns with Don staying. Denise asked for more information and Brent indicated she should ask that the motion be tabled in order to get more information. While Kevin, Kelli and Denise questioned why a reprimand wouldn't be appropriate and who would be treasurer, the vote was carried forward. Voting yay were Tom, Pam, Dustin and Kelli. Kevin and Denise did not vote. Majority ruled, Don removed from Treasurer office but still remains on the BOD.

Treasurer: Vivian didn't have the information to report
Don distributed reports and budget for year.

Property Standards: Dustin reports that we now have 2 new walkers so we can make new routes and each walk a smaller area. Pat will make out the new routes, spread sheets and distribute them. He & Tom visited lot 41 and reports he is not operating a mechanical business out of his home. He will be clearing vehicles within a certain time frame. Dustin also feels that it is next to impossible to enforce the current fine schedule, Pat agreed that it is very cumbersome. Dustin will be thinking about a system of fining each time after an escalation instead of using the current fine schedule. He will try to roll that into the Property Standards document which is being rewritten.

Pool/Maintenance: Kelli reports that Live Light Energy came out with an estimate for solar panels and it is cost prohibitive for CrossCreek. We only have 50% of the roof space needed for our pool size and we'd have to change roof line etc. Estimates from the Pool Man were for \$4205, moving the heater outside or for \$3400 keeping the heater where it's at and one heater only, not replacing both. The motion was made to install the pool heater in the existing spot indoors for \$3400, with half down now. Motion was seconded and passed unanimously. Lee also has installed the new bike rack.

Rec Center: Kevin reports 3 rentals at \$120. There was one NSF check but a 3rd party wrote the check and the NSF was charged back to the homeowner. Kevin had the Rec Center Rental agreements rewritten and Don made the motion to accept the agreements. Denise had suggestions to make corrections which Kevin noted and will bring back to the next regular meeting.

RV Lot: Denise reports 5 open spaces. Denise showed one space which is difficult to maneuver in and out of; Homeowner wants to know if the RV Lot fee can be waived due to that and the fact that he is on a fixed income and has lived here a long time. The request was considered but not approved. . Space # 5 needed a refund which has been taken care of. Denise reports the new RV Lot sign is here and her husband will install it soon.

Lee suggested a product for weed control at \$116 and can be sprayed before it rains, purchase was approved.

The motion was made to approve the revised RV Lot forms, motion seconded and passed unanimously.

Old Business: Nuisance definition – working meeting had to be cancelled due to most Board members could not attend. Dustin said it is almost complete and he'll put the definition in a google docs format so everyone on the board can contribute and possibly vote on this. Don disagreed, should be an open meeting and inquired if he had asked any homeowners to participate. Dustin said no homeowners will be involved. Brent and Pam Devlaminc also brought up that meetings need to be public. Attorneys have advised not to even have "parking lot meetings" and not to have email meetings, discussion or votes. Don said that a resolution would need to be formulated to continue that way. A motion could be to create a resolution to conduct business, votes, discussion etc via email then

submit it to the public once resolved. Tom made a motion to develop the resolution to allow voting and discussion via email. The motion was seconded and passed.

Bathroom remodel: table discussion

New Business: Tom made a motion to accept the budget as presented for the year 6/1/2011 thru 5/31/2012, as adjusted to a zero balance. The motion was seconded and passed unanimously. Don reported that late fees going back several years had to be removed. Don also said that the budget needed to be attached to the annual letter for the annual meeting to be held April 21st

Pat will email everyone when the annual letter is printed and schedule a stuffing party to get the job done and the letters in the mail

Vivian distributed new forms for reimbursement which will give a reason why reimbursement is being requested and what the monies were used for, and who approved it.

Prop Stds document evolution: discussion tabled

Homeowner comments: Rob Herriott, lot 164 has been fined for violations but said he couldn't find any contact information. He just wanted to call someone and speak with them about his violations and he would like his fines reduced. He mentioned having a car stored in his backyard etc, Dustin will meet with him.

Lot 155 installed an awning construction on the side of his home and acknowledged that he missed the set back and per county it should be 10' not 5'. He doesn't want to have to tear it down, acknowledged that he had not submitted a PIP but he's seen others in the neighborhood. He would like the board to approve a variance. Don moved that the discussion be tabled for 30 days to give everyone time to think about it and do their due diligence. Motion was seconded and passed unanimously.

Meeting adjourned at 8:55 pm