



20555 SW Rosa Rd. • Aloha • OR • 97078-3712

## June 9, 2016 Board Meeting Minutes

Meeting called to order at 7:00 pm

Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Mike Roach, Mark Harrington, Ted Smyth, & Steve Keller

Board Members Absent: None

Minutes from May 9, 2016 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109 & 188	Nancy Brewer, Lot # 244
Bev and Jim Snapp, Lot # 26	
Carol Baughman, Lot # 150	

Homeowner Concerns: None voiced

**PIPs:** Lot # 209, request for new shed to be constructed.

Lot # 131, new roof to be installed.

Both requests approved unanimously by the Board. Approval letters will be forwarded to the requested homeowners.

**President:** Jason stated that votes had been tabulated regarding the proposed increase in annual HOA dues from 240 to 360 a year. The \$120 increase receive the most votes, (95 for \$120, 24 for \$100, & 42 for \$80.) These votes were tabulated by the HOA Board and via a separate tabulation by homeowners, Bev Snapp, Derek Burns, & Dwayne and Jill Eklund. A motion was made by Kelli and seconded by Mark to accept the new HOA dues amount of \$360. The motion was passed unanimously. The new HOA dues notices will go out this month with this years billing cycle along with a thank you letter to all current Homeowners.

Jason also mentioned that the pool was set to open on the 18<sup>th</sup> of this month. The area has been pressure washed, pool clean and needed chemicals added.

**Vice President:** Jim stated that 4 lifeguards had been hired but 3 more were needed to assure full coverage for our pool this summer. He will look into putting a request on Craigslist to try and obtain more certified individuals. The Board agreed to pay the \$35 listing charge on Craigslist to initiate the search process for more certified lifeguards.



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**Treasurer:** Kelli Smyth

Checking account:	\$ 5769.74
Money Market	\$ 10,034.48
<u>Reserve</u>	<u>\$ 65,195.14</u>
Total funds	\$ 80,999.36

Billing: Collected approximately 95% of the 2015-2016 HOA dues.

100% of the 2015-2016 RV Lot rents have been received.

Arrears: 17 accounts are past due totaling \$6955.37 including finance charges and \$250 in property standards fines. Finance charges have been assessed on all past due accounts. All but 3 past due accounts have been sent for collection. Two are property standards fines. Outstanding balances for 13 accounts in collections total \$6955.37 including finance charges and \$100 in property standards fines.

Miscellaneous: Debit card purchases totaling \$323.86 in May for office supplies, maintenance and a new control panel for the Rec. center irrigation system.

**Rec. Center/RV Lot:** Vehicle ID forms will be sent out with 2016-2017 invoices to ensure that all occupants are currently registered appropriately. Lot is currently full with 5 on the waiting list. Board approved unanimously to obtain a second yard debris container from Aloha Garbage to help maintain the RV lot.

Mike stated that the Rec. center has an ant infestation problem. Quotes for pest control were obtained. Mike made a motion to obtain Pest Control services not to exceed \$1435. The motion was seconded by Jim and the Board unanimously approved the expenditure.

**Property Standards:** Mark will be sending out 10 reminder and 3 violation letters this month. Mark stated that overall the HOA is looking good at the present time. Some discussion took place to determine how as neighbors we can help those who are currently having difficulty with maintaining their property. Mark will be looking into ways where we as an HOA can help to alleviate this problem.

**Maintenance:** Ted spoke with the current landscape provider and they have agreed to assist the HOA with removal of weeds and overall appearance of property on Rosa Street from the fence to the street. Ted made a motion to purchase a new BBQ to replace the current broken one. The amount of the new BBQ not to exceed \$200. Mike seconded the motion and the Board passed the motion unanimously. Tree behind the tennis court off of 203<sup>rd</sup> is dead and needs to be removed. Quotes to remove this tree will be obtained and presented at the next Board meeting.

Ted made a motion to hire a handyman not to exceed \$20 an hour to repair various items in the HOA. Mike seconded the motion. The Board passed the motion unanimously. Ted will contact the individual.

Some of the siding on the Rec. center needs repair/replacement. Ted is working with the Maintenance committee and a meeting will be held this month at the Rec. center to discuss at length what needs to be done.

### Old Business

Kelli mentioned that the previous Board had concerns regarding use of current attorney specific to current method of collecting past dues and fines. Kelli will talk with the attorney at VF and gather clarification. Information to be discussed at the Board meeting in July.

**Jason motioned, Jim seconded to adjourn. Unanimously passed. Meeting adjourned at 9:34 pm.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next meeting is scheduled for July 14, 2016.