



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

May 12, 2016 Board Meeting Minutes

Meeting called to order at 7:02 p.m.

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

Quorum confirmed

Former Board of Directors Tara Stewart, Kim Colvin and Kevin Miller were briefly in attendance to transfer ownership to newly elected positions of treasurer, President, Vice President and RV/Rec Center Coordinator.

Board Members Absent: None.

Code of Conduct was read reminding those in attendance to be courteous and respectful.

Approval of April 21 Annual Homeowners Meeting Minutes tabled until June Board meeting.

Homeowner attendance:

Lots 109/188	Buckley	157	Altinger
30	Martindale	413	Silva
150	Baughman		

There was a brief discussion of positions and the length of terms required by the CCHOA by-laws that must include three 3-year-terms, two 2-year-terms, and two 1-year terms.

Mark nominated Jason for President, which he accepted. Steve seconded the nomination and the vote passed unanimously. Job description was read for clarification.

Jason nominated Mark for Vice President, which he accepted. **Mike nominated Jim for Vice President**, which he accepted. A review of the job description was read and a vote was cast. Jim was elected Vice President by a vote of 4-3.

Steve nominated Kelli for Treasurer, which she accepted. Mark seconded and the vote passed unanimously.

Jason nominated Mark for Property Standards, which he accepted. Jim seconded and the vote passed unanimously.

Steve nominated Mike for RV Lot/Rec Center, which he accepted. Jim seconded and the vote passed unanimously.

Mark nominated Ted for Maintenance, which he accepted. Jason seconded and the vote passed unanimously.

Jim nominated Steve for Secretary, which he accepted. Jason seconded and the vote passed unanimously.

A hat-draw was conducted to determine the term length of each board member. A letter from the attorney's office suggested that all positions should require a 3 year term from this point forward to avoid another total board turnover, Results are as follows:

Steve – 3 years	Kelli – 3 years	Mark – 3 years	
Jason – 2 years	Ted – 2 years	Jim – 1 year	Mike – 1 year



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President: Monthly summary since board elections in April- Pool pump is replaced. A new one has been installed, old one has been removed and stored in the shed for possible rebuild should we need to. Review of landscaper contract is underway. Comments, concerns and issues should be directed to maintenance to address.

Property Standards: 40 friendly reminder letters were mailed in April and since then there has been a noticeable improvement in many of the lots. The end of May will bring another round of review to determine if fine letters are in order.

Rec Center/RV Lot: As previous coordinator, Kevin addressed the conflicting policy regarding rentals on Friday nights vs. Saturday nights. His suggestion was to make it consistent, ie: rentals will be from 6:30 – 9:00 p.m. with EXCLUSIVE use of rec center and the pool, including the lifeguard.

Mike motioned to change the rentals to the following: \$100 for rental of pool and rec center on Friday nights and \$125 for rental of pool and rec center on Saturday nights (as a highly desirable and premium day) from 6:30 – 9:00 p.m. Both rentals will have exclusive use of the pool and rec center and include a lifeguard. Dependent on lifeguard availability and advanced arrangements, an additional hour may be purchased for \$20.00. NO SWIMMING will be permitted past 10:00 p.m. Remainder of rental agreement stays the same. Steve seconded the motion and it passed unanimously.

Secretary: Welcome packet sample was submitted and will be available for the next request.

Treasurer: presented by Treasurer-elect Kelli

Checking account:	\$ 4236.79
Money Market	\$ 10,033.81
<u>Reserve</u>	<u>\$ 65,190.73</u>
Total funds	\$79,461.33

Collected 95% of 15-16 fy HOA dues, 100% RV Lot rents. 17 accounts are past due totaling \$7877.52, and all have been assessed finance charges. Purchases totaling \$275.50 in April, mainly for filing supplies and report covers, and postage.

Arrangements will be made ASAP to meet at the bank and change signers on the bank accounts.

General Discussion: Ballots-a plat map has been notated as to which lots have submitted a ballot. Neighborhood will be divided up so that the board can go door-to-door and collect from those lots.

Immediate need is to hire lifeguards as soon as possible. Flyers will be made and we will post online.

There is an interest in hiring a 'handy-man' to be on staff to assist with minor repairs throughout the neighborhood as needed.

Jason motioned to adjourn the meeting, Mark seconded and motion passed unanimously.

Meeting adjourned at 9:00 p.m.

Submitted by:

Kelli Smyth, Secretary, Treasurer-elect
Cross Creek HOA

Next meeting is scheduled for June 9, 2016.