

CROSSCREEK HOMEOWNER ASSOCIATION
Board Meeting Minutes for Nov 10, 2010

Board Members present: Pam, Tom, Kelli, Don and Dustin (quorum present)
Board Members absent: Kevin (sick) Brian
Staff members present: Pat, Julie, Lee and Vivian
Staff member absent: all present

Reading of minutes for October was tabled until December.

Homeowner Comments: none

Treasurer Report: Don reports the following account balances:
Checking: \$1,960.00
Savings: \$29,102.86
Reserves: \$56,279.77

Projected expenditures for Fiscal 2010 through May 31, 2011 are \$30,000 projected from previous year.

Raising the dues needs to be discussed within the next year as well, due to continuing maintenance for aging building, pathway resurfacing, sport court resurfacing etc.

Property Standards: Dustin announced the name of a new volunteer walker and is continuing to work on defining property standards documents.

Pool/Maintenance: Kelli reports she is trying to get an energy audit appointment, has been referred to Energy Trust of Oregon but has not gotten a response or time frame yet.

Lee reported that 6 fences have been graffiti'd recently, all on the Rosa Dr or Rosa Rd areas. He has notified all homeowners.

He has been busy trimming trees, branches etc.

The bathroom remodel has been postponed until after the holidays.

Rec Center: Julie reports \$280 was turned in for party rentals. The pingpong table upstairs was damaged so Julie will need to ask for reimbursement of the deposit

Old Business: Phone tree has been disconnected. All business with board members will need to be via email or written and placed in the mail slot in the Rec Center building.

Nuisance Definition: Pam asked for some examples from our attorney, he really had no help to offer. Dustin suggested forming a committee to define "nuisance", although county codes give a definition, we are not covered under them.

Don suggested we put a “strawman” nuisance definition then work from that, defining and listing examples of a nuisance. The board will work on this project via email.

Board of Director Terms: Tom’s presentation began with the verbiage found in the CCHOA Bylaws, page 3, article V, Section 2:

“At the first annual meeting the members shall elect two directors for a term of one year, two directors for a term of two years, and three directors term of three years; and at each annual meeting thereafter the members shall elect directors to fill the directors terms then expiring.”

In Tom’s research he was unable to find definitive evidence that contradicts what he interpreted the bylaws to say. In his opinion, the intent of the bylaws was to have 2-1 year terms, 2-2year terms, and 3-3 year terms with the positions being filled as they expired.

He believes the confusion of terms of office began with people’s resignations. Board members referred to office, not position as in position #5, position #3 etc. Also to be considered is the fact that a three year commitment to a board position will scare many people away who might otherwise consider serving. In the year 2012, we will have four positions up for re-election.

Tom announced that according to bylaws we will have a nominating committee for the next election and he will be the board chairperson. He will have two non board members serving on the committee and they will be JoAnn Williams and Jason Mastrantonio.

New Business: Property Standards document and figuring out the next step. The property standards guidelines need to be formally presented to all homeowners and Dustin will start creating and inserting changes in the current document.

Don has past due letters and is creating a collections letter to send out to homeowners that are past due before they are referred to Vial Fotheringham

Homeowner Comments: Charley Thornbrugh wanted to know the status of his request re violations of covenants, that he has been to several meetings and sent a letter. The issue he raised was covered in the October meeting and the majority of the meeting was devoted to covering the issue of daycare in residential area. He was sent a letter advising arbitration with his neighbors. Oregon statutes allow daycare in residential areas and will be allowed in our area. However, other businesses such as salons, auto repair etc, will not be. The board and attorney feel that in his and his neighbor’s situation, it is more of a neighbor to neighbor issue that may be resolved with arbitration

Meeting adjourned 8:00pm