



CROSS CREEK HOMEOWNERS' ASSOCIATION  
Minutes of Regular Monthly Board Meeting  
7 PM, November 13, 2014 Aloha Oregon

Board Members present Cheryl Wrzesinski, Jayne Nichols, Kathy Copeland, Kelli Sepulveda,  
Board Members absent: Don Duncan

Homeowners in Attendance: 6

Meeting called to order at 7:07 pm, quorum was confirmed.  
Celina DeGraw served as Admin Assistant and recorded notes from the meeting.

October 13, 2014 Board Meeting Minutes were read and corrections were made. **Motion made and seconded to approve October 2014 Minutes.** Motion passed unanimously.

**Homeowner Forum:** Property Improvement Proposals submitted:

Lot #28 Paint Samples for Exterior Home for the spring and roof sample of color

Lot # 177 Wood fences and extend east fence and gate out to the end of the garage.

Lot #20550 SW Chestshire Ct : Paint Sample of exterior of house to be painted in the spring.

All PIPS were approved by the board.

**Officer & Board Member Reports:**

- President: Not In Attendance
- Vice President:
  - Reserve Study – committee had a meeting with individual who wrote the study
  - Committee is working on the 5 year improvement plan to be resubmitted to Company
  - Hope to have a completed Reserve Study ready to show the homeowners at the February BOD meeting.
- Treasurer: Submitted written report.  
Balance Sheet of November 12, 2014 for 2014-15 Year Account Balances: Checking: \$2,950.67; Money Market balance \$12,566.48 Reserve balance \$65,116.88  
**Total Cash on Hand: \$80,634.03 Owner/Lot Account Balance Total: \$21,621**
  - Reconciled the reports for all three bank statements
  - Reserve budget in place for next year
  - Dues that are not paid by the 16<sup>th</sup> of the month will receive 6% interest will be added to balance per year.
  - 89% of dues collected. 47 lots are still due for the HOA fees.



- Rec Center:
  - Quiet in the Rec Center (about 2 parties scheduled for the next month)
  - Book club: December - Bel Canto; January - Orphaned Train
  - Revise the check list for Cleaning the Rec Center; possibly include photos of what area should look like
  
- RV Lot: nothing to report
  
- Maintenance:
  - 2<sup>nd</sup> Bridge removed and is being worked on. Beams are being ordered.
  - Forest Landscaping is to come out and do the work on the common areas, depending on weather.

**Unfinished Business:**

Building Maintenance - Still looking into a cleaning crew for the rec center during the off season

**New Business:**

Property Standard Letter: reminder for property standards and holiday decorations.

Meeting was adjourned at 8:06 PM Board reopened meeting at 8:12 pm for motion and approval to mail newsletter along with the property standards letter to all homeowners for December. Readjourned at 8:16pm.

Submitted by

Celina DeGraw, Admin Assistant  
Cross Creek Homeowners' Association

Board

Next Board Meeting scheduled for Dec 11, 2014