

CROSSCREEK HOMEOWNER ASSOCIATION
Board meeting minutes for Sept 8, 2011

Board members present: Pam, Tom, Kevin, Denise, Don and Kelli

Board members absent: Dustin

Staff members present: Pat

Staff members absent: Vivian, Lee, Julie

The regular monthly meeting was called to order by Pres Pam Mastrantonio. The minutes for Aug were read and approved as written.

HO Comments: Homeowner was present to voice a complaint about a property on Newcastle with a large structure in their backyard, (lot 60). The structure has not been approved, doesn't fall within our guidelines and property standards has addressed with the homeowner. Another homeowner (lot 97) wanted to appeal a fine she received due to an ongoing problem with weeds and her garbage cans being visible from the street. She said she didn't get any other letter and requested that the fine be waived since she is unemployed. Board explained that her cans must be kept behind her fence, in the garage or some other enclosed area so that they are not visible. The motion was made to waive her fine this time, seconded and motion passed.

VP report: Tom reports that lot 185 on 207th appears to be deserted. There is garbage on the side of the house; backyard has high weeds, stagnant water in an above ground pool, a horrid smell. The homeowner claims it is in foreclosure, no longer belongs to her. Per the title company, she is still the current homeowner. As the homeowner, she is responsible for resolving the issues. It was determined to send a certified registered letter to the homeowner that the property needs to be cleaned up and cited several nuisances and hazards. After 10 days, Crosscreek can clean it up. The motion was made to have Ron and Lee clean it up and bill the property. Motion was seconded and passed unanimously.

Treas: Checking balance: \$6,478.62 Money Market: \$36,204.24

Reserves balance: \$70,757.64

Don asked what percentage of homeowners had paid their dues. Kelli didn't have the information but will check into it for the next meeting. The problem with the IRS is still pending, they are still investigating.

Property Standards: No report

Rec Center: Three rentals for a total of \$225. Pool closed smoothly

Maintenance: Don reports the tree in the common area was cut down without a problem. Many complaints have been received about the condition of the pathways throughout the development; many are in need of repair. No movement has been made to obtain the CCV for the bathrooms.

RV Lot: Denise reported that there was one space left open in the RV Lot. The suggestion was made to offer that opening to lot # 92 for his utility trailer since he does so much volunteer work in our development and community. Denise will give him a call. If he doesn't want it, Pat will put a blurb in the Times. Denise has also had the experience of people who want a permit for their RV wait until the last minute or put in their request when their time requested is almost up. She requested Pat put a blurb in the Times suggesting the homeowner call or send an email. An RV, dumpster, trailer etc can only be in the driveway without a permit for 48 hours.

Old Business: Property Standards Guidelines have been printed and collated with the RV Regulations and financial statements that Don wanted sent out. The motion was made to use USPS to mail them instead of hand delivering them to each door. Motion was seconded and passed unanimously. Kelli volunteered to stuff the packets and will purchase envelopes. Pat will take a packet to the post office to have it weighed to determine how much postage will be required, purchase the stamps and delivered them to Kelli. The guidelines should be mailed out in a few days.

Meeting adjourned @ 7:30pm