

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Jan. 11, 2007

Board members present: Brent, Rich, Leo, Bill, JoAnn and Linda  
Absent: Laura Winters  
Staff members present: Nancy, Elisa, Lee and Pat, Marilyn (late)  
Quorum present

Homeowner attendance:

Andy & Wanda Vigil	Bill Martin
Keith Fisher	Gail Simpson

The regular monthly meeting was called to order by Pres Brent Brewer. The minutes for November were approved unanimously. The minutes for December were read and approved as written.

Homeowner Comments: No concerns

**Old Business:** In previous meetings there were discussions regarding turning over past due accounts to collections services or attorney services. One board member and one homeowner searched for alternative services that would suit our needs better. They concluded that the Vial Fotheringham "Cash Flow Enhancement Program" was the best fit for us.

The motion was made to move forward with the "Cash Flow Enhancement Program", cost of \$250, with having developed procedures prior to any contract being accepted from the attorney. Motion was seconded and passed unanimously.

Don Duncan several months ago made an inquiry of the County regarding ADA ramps. He has heard nothing more except that it is in 2007 budgetary considerations.

CC&R committee will be meeting within the next couple of weeks.

Special meeting re filing of the bylaws: The bylaws were retyped in order to be legible for filing. They will be retyped again and presented to the next monthly meeting for approval before filing.

**New Business:** With the wind storms of the past several weeks, Bill will be putting together some type of announcement regarding blown over fences etc, for in the Jan Times.

The idea was presented that we have a formal agreement with Vial Fotheringham as our attorney of record. We would need more clarification of the meaning before any meaningful discussion could take place.

**Bookkeeper:** Homeowner requested \$150 reimbursement for locking mailbox group. They contacted Lee to be sure their stanchions needed to be replaced, they did so they were qualified. Motion was made and seconded to approve the request. Passed unanimously.

Nancy would like to dispense with the profit and loss statement since the homeowner association is a non-profit. She is working on an income expense statement chart instead. There are a couple of other reports that could use some changes and Rich indicated that he and Nancy would work together to simplify.

**Treasurer:** Account balances are as follows;

\$6,170.66	checking
\$19,467.07	savings (interest \$25.40)
\$41,523.60	special assessment (interest \$104.27)

**Maintenance:** Nothing to report

**Pool:** Lee has received info about pool covers to review.

**Rec Ctr:** The rec center is no longer renting tables and chairs out to homeowners. The old banquet tables are being stored by Brent & Nancy and are sale for \$5 each. Pat will put blurb in the Times.

**Neighborhood Watch:** Pretty quiet, house egged.

**RV Lot:** Registered letter will be sent to the owner of the "mystery boat". The letter will state that the boat will be towed 14 days after receipt of letter if not removed before. Six people are on the waiting list for a regular spot and 4 are on the list for 30' and over.

**Prop Standards:** List of violators will be turned over to bookkeeping so fines can be sent. Architectural committee declined the request to add garage structure. Homeowner concerned with storing cars in driveway when they are covered with tarps etc. There is no way to verify they have current tags.

Meeting adjourned at 9:07

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Monthly Board Meeting Minutes for Feb 08, 2007

Board members present: Brent, Laura, Rich, JoAnn, Leo, Bill  
Board members absent: Linda  
Staff members present: Elisa, Lee, Nancy, Pat

Homeowner attendance:

26	Bev & Jim Snapp	33	Keith & Marge Fisher
85	Andy & Wanda Vigil	RB3	Pam Devlaeminck
22	Bill Martin		

Minutes for January were reviewed and approved with two amendments. The referral to the RV lot space sizes mentioned should have been 30' spaces for the largest size. There was a question regarding not signing in at the association meetings and therefore no accurate record of attendance. If you wish to speak at the meeting then you must sign in on the sign in sheet.

**Old Business:** The small claims case brought by a condo owner has been to court. The case was postponed so the condo owner could get an attorney since Cross Creek has representation, then the case was dismissed. Cross Creek Association was billed \$2500 for attorney fees for this case.

CC&R committee: Has met and discussed revisions, are looking at "restatement of CC&R's including amendments approved by homeowners".

**New Business:** The pool table needs a new cover. Elisa made a comment that after Christmas she saw several places had pool tables on sale for as little as \$300. A new cover alone can cost as much as a new table. Elisa will do some comparative shopping and research. The comment was also made that the table should be slate not plywood.

Suggestion was made that a "Board Member Handbook" be supplied for each board member which would include responsibilities, minutes for the year, phone numbers etc so this basic information isn't lost.

Consultation of attorney; rules and regulations for architectural control committee, advice on enforcing CC&R's, raising dues, etc.

**Bookkeeper:** Subtracted check detail from reports and created an income and expense graph.

**Treasurer:** checking, \$5,373.33 Savings: \$19,692.87 (interest \$24.00)  
Special assessment: \$41,629.40 (interest \$105.00)

**Maintenance:** Bill needs to get more quotes for tennis courts, not all money is in yet for the special assessments account. He has seen some tagging in the area, person was caught.

**Pool:** closed

**Rec. Center:** Linda absent. Elisa would like the board to discuss other pool party options brought up at the end of last summer. Brent requested Elisa discuss the times with Lee and then the Board vote at the March meeting.

**RV Lot:** Certified letter was sent to boat owner, he has not claimed it yet per the post office and did not accept delivery at his home. Messages have been left on voice mail machine and there was an open declaration of intent to tow in the Times. One more message will be left and then the boat will be towed.

**Neighborhood Watch:** Marilyn absent, Lee reported that two kids broke into the Rec Center, no damage.

**Property Standards:** Garbage can violations reported as excessive. Bill was asked to have property standards reminders in the Times. Bill indicated that he would get them to the Times editor.

Meeting adjourned at 8:30

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Monthly Board Meeting Minutes for March 08, 2007

Board Members Present: Brent, Rich, Linda, Leo, Bill and Laura  
Board Members Absent: JoAnn  
Staff Members Present: Nancy, Pat, Marilyn  
Staff Members Absent: Elisa, Lee  
Quorum present

The minutes for February were read and approved as written.

**Old Business:** The schedule of fines for property standards was accepted as written; this was a "motion to resolve" and passed unanimously.

There was further discussion re consulting an attorney about filing amendments, how to enforce CC&R's as well as property standards. The decision was made to compile a list of questions for attorney and present it at the next board meeting. A short list of questions can then be compiled and presented to attorney.

Pool Table: no report, Elisa absent. The motion was made to appropriate up to \$500 to recover the pool table and for accessories...motions passed unanimously.

Pool Parties: no report, Elisa absent. A motion was made to have Saturday morning pool parties with a beginning time starting as early as 9:00 and lasting no later than 12:30. If there were children who wanted to stay and swim they could do so with guest fees. Motion passed unanimously.

**New Business:** Homeowner brought up rental fees, are they enough? Can we continue to operate as is? Are we looking at maintenance costs now? There needs to be utility comparisons for the season – these are all issues the budget committee will need to review.

Annual meeting is coming up April 19 and homeowner letters should be mailed out by April 1<sup>st</sup>.

**Bookkeeper:** Reports were distributed.

**Treasurer:** No report. Rich will check with the bank re interest rates we are receiving since the interest reported doesn't come out to 5%.

**Maintenance:** Quotes are being obtained for tennis courts and options will need to be discussed. Bill will be having meetings for interested homeowners on the third Thursday of the month at the Rec Ctr.

**Pool:** A new cover is needed for the pool and is being researched. Bill also indicates that the concrete around the pool needs to be resurfaced.

**RV Lot:** JoAnn absent

**Rec Center:** Pool party options discussed under old business.

**Neighborhood Watch:** Marilyn discussed the Canine parvo virus outbreak; puppies recently obtained from the Bonnie Hayes shelter need to be vaccinated; everyone needs to be sure to pick up after their pets in their own backyard as part of property standards as well as when you are walking your dogs.

**Property Standards:** Only one property mentioned, approved expanding a driveway.

Meeting adjourned 8:46

# CROSS CREEK HOMEOWNER'S ASSOCIATION

Minutes for Annual Meeting of April 19, 2007

Board Members Present: Brent, JoAnn, Rich, Laura and Leo

Board Members Absent: Bill Miller, Linda Osman

Staff Members Present: Nancy, Elisa, Lee, Pat and Marilyn

Homeowner attendance:

6	Bill Martin	182	Warren & Theresa Barto
134	Ray Frone	181	Debbie Cantrell
21	Debbie Wilhelm	16	Brian Flemming
RB3	Pam Devllaeminck		

Brent opened the meeting with a welcome address and an overview of accomplishments for the past year: new tractor purchased, roof replaced last summer, amendment was filed for the dues increase of last spring and the dues increase as well as special assessment which passed last spring.

Brent also presented Leo Horst with a plaque for outstanding service over the past twelve years.

**Rec Center:** Linda absent; Elisa reported that several activities have been coordinated and announced but there has been no participation.

**Pool:** Leo thanked all of the volunteers who have helped with maintenance and getting the pool ready for opening year after year. He also thanked Lee for his efforts.

**Treasurer:** Rich announced he would be searching for a new bank that will offer more than 2 1/2 % interest. Special assessment is due by May 31<sup>st</sup> and \$13,000 is still outstanding.

**Maintenance:** Bill absent, no report sent. Lee reported that he has repaired the spring toys at the various parks and has spread bark dust in front of the RV Lot. Regular maintenance is being done and he has noticed a lot of dry rot in the Rec Center building. The plywood needs to be replaced on the pool side of the building.

**RV Lot:** \$3700 has been taken in in fees for spaces and that money will be invested in improvements for the lot. Most RV's are larger than they used to be so cannot fit so much into the lot.

**Neighborhood Watch:** Marilyn reports pretty quiet with a little vandalism and one break in at the Rec Center.

**Property Standards:** Bill absent, no report sent. Lee reported that he has seen lots of grasses going to seed, lawns not being cared for as well as RV's being parked in the driveway. He also reminded everyone that fences damaged in winter wind storms must be repaired by Memorial weekend.

Nominees for board positions were:

Don Duncan	18 votes, 3 year term
Brent Brewer	16 votes, 1 year term
Rich Redeker	16 votes, 3 year term
Brian Flemming	7 votes

Meeting adjourned 8:31



CROSSCREEK HOMEOWNER'S ASSOCIATION  
Monthly Board Meeting Minutes for April 12, 2007

Board Members Present: Brent, Rich, JoAnn, Leo, Bill, Linda and Laura (quorum present)

Staff Members Present: Lee, Elisa, Nancy, Pat and Marilyn

Homeowner Attendance:

200	Michelle Kennedy	33	Keith & Marge Fisher
85	Andy & Wanda Vigil	26	Jim & Bev Snapp
??	Mark Sheidan (sp?)	51	Bud & Alice Bunker
22	Bill Martin	?	Don Duncan

The minutes for March regular monthly were approved as written.

**Homeowner comments:** Complaints received about dogs out on walks and owner not picking up waste. Signage was suggested as well as waste bags being attached to the signs. Bill will look into cost. Also comments about several dogs have been seen running free. Washington County does have a leash law, can call humane society to pick up dogs.

**Old Business:** Fine resolution; meeting not held, will have to reschedule.

There have been discussions in the past regarding allowing businesses or individuals to pay for having flyers inserted into the Times. The decision was made to allow both businesses and/or individuals to present a pre-printed flyer for insertion in the Times. Not necessary to be a CrossCreek resident. The Times editor will be reviewing any ads before allowing them. The cost will be \$30 and the Times delivery person will be paid extra for her additional work of putting the two together.

Nominating committee presented the following names for Board positions; Mark (not sure of last name, new HO, Brian Flemming, Rich Redeker, Don Duncan and Brent Brewer.

CC&R Committee: Reports they have finished the final draft of the 2007 Amended & Restated Declaration of Covenants, Conditions & Restrictions of Cross Creek.

**Bookkeeper:** Necessary taxes have been filed.

**Treasurer:** Special Assessment balance is \$43,332.82 with \$97.10 in interest. Checking balance is \$3,074.72 and savings is \$14,526.40 with \$15.28 interest. It appears we are not drawing 5% interest and there have been several changes at the bank. Rich will be shopping around for better interest rates. SAIF reports we again have a good track record and Rich will try to work directly with them instead of carrier saving us 10%.

**Maintenance:** Bill reports the tractor has been sold and is still obtaining quotes for the tennis courts.

**Pool:** Lee is still looking for lifeguards, including an instructor. A motion was made to raise Ron's wages and Jill's to \$10 from \$9.50 since they have been with Cross Creek for so long. Motion passed unanimously.

**Rec Center:** All carpets were cleaned. There has been no interest in activities presented.

**Neighborhood Watch:** Quiet, no calls.

**RV Lot:** Several folks are on the waiting list. JoAnn has sent out a survey to space renters asking them to prioritize what they would like to see done re improvements at the RV Lot.

**Prop Standards:** Group didn't meet, there was a complaint about a car parked behind a fence.

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for May 10, 2007

Board Members Present: Brent, Rich, JoAnn, Don, Linda & Brian

Board Members Absent: Bill Miller

Staff Members Present: Lee, Nancy, Pat & Marilyn  
(quorum present)

Homeowner attendance:

22	Bill Martin	85	Andy & Wanda Vigil
26	Jim & Bev Snapp	80	Leo Horst
71	Dick & Annette Pierce	RC3	Gail Simpson

The minutes for the regular monthly meeting of April 12 and the annual meeting of April 19 were approved as written.

Elections of officers and committee chairs took place, results as follows:

President:	Brent Brewer
VP	Brian Flemming
Treas/Sec	Rich Redeker
Prop Stds	Don Duncan
RV Lot	JoAnn Miller
Rec Center	Linda Osmon
Main/Pool	Bill Miller

Homeowner Comments: There were many complaints about property standards letters not being sent to violators and overgrown lawns. Pat will put reminder in Times about maintaining the area behind your fence & curb. There were also suggestions to beautify the entrances to CrossCreek, especially the island at 209<sup>th</sup>.

Old Business: The Cash Flow Enhancement Program from attorney was presented to all board members. Motions were made to accept and passed unanimously. Resolution will be filed with the County.

CC&R's restatement has been completed. The Board voted to file the CC&R's restatement pending attorney review.

New Business: A Rec Ctr cleaning party was suggested, in particular beginning with the office area upstairs. A determination of what needs to be kept, shredded and other wise sorted through. All board members will meet @ 6:00pm, before the next regular monthly meeting to begin sorting and cleaning.

Budget: Rich presented the budget for 2007-2008 – 6/1/2007-5/31/2008. There will be a slight reserve to put into the reserve account. Motion was made to accept the budget, passed unanimously.

Bookkeeper: Special assessment is due, delinquent on June 1<sup>st</sup> and there will be a \$25 late fee. Regular dues statements will be sent out around 6/1.

Treas: Rich needs another signer for checks, VP Brian Flemming agreed to be the third person.

Checking balance” \$8,533.03

Savings: \$9,541.20 (\$14.80 interest)

Special assessment: \$43,429.24 (\$96.42 interest)

RV Lot: JoAnn reports a little bit of turnover and there are a few RV’s with expired tags. She has not getting much response from the survey she sent out.

Maintenance: Bill absent, no report sent.

Pool: Pool will be opening Saturday 6/16. Lee will need volunteers to help clean the pool the first weekend in June – Saturday June2 @9am. He’ll need a couple of pressure washers.

Rec Center: Decision was made to rent out the Rec Center on Saturday mornings with the option of not using the pool, but still have rec center cleaned up by 12:45. Elisa will have to coordinate which parties are using pool and which are not and charge accordingly as well as letting Lee know so he can coordinate.

Bill Miller will be asked to look into fencing or a gate off pool. There has been discussion of deck parties but cannot discuss further without pricing of gates or fence for security and safety.

Neighborhood Watch: Marilyn reports all is quiet, although there have been reports of gas siphoning.

Property Standards: Bill Miller absent, no report.

Insurance: Any questions, Brent will be contact person.

There was a last minute motion to have a pool opening party on 6/16. Motion passed, however there was no further discussion.

Meeting adjourned 9:00

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for June 14, 2007

Board Members Present: Brent, Brian, Rich, Don, JoAnn, Linda, Bill Miller  
Staff Members Present: Lee, Pat, Elisa, Marilyn and Nancy  
Quorum Present

Homeowner Attendance:

Tom & Jan Miller	228	Bev Snapp	26
Marjorie & Keith Fisher	33	Kevin Miller	52
Kelli Smyth	24		

Minutes for May regular monthly meeting were read and approved as written.

Homeowner Comments: Two homeowners were present to appeal property standards violation letters received. It was reiterated that the Board is only trying to enforce exactly what is in the CC&R's and any changes must be done by resolution. Several homeowners submitted property improvement proposals and again several complaints were heard re untended yards.

Old Business: The CC&R's amendment has been filed with the county. Everything that has been restated has been voted on by the homeowners.

Filing of by-laws; no records found of vote taken in the 1970's and CCHOA was advised not to file without documentation. However, it was not required by law until 1990.

Don is working in the Notice of Appeal procedure for Property Standards.

Pool Party for opening day; there was no budget and no organizer. It would have to be organized earlier than we had time for, perhaps next year.

Bookkeeper: Statements were sent out and dues are being received already. PGE bill will be going up 13-14%.

Treasurer: Checking balance: \$12,006.62 Savings: \$9,549.39 (interest \$8.19)  
Special Assessment: \$48,607.28 (interest \$118.47)

Maintenance: Bill reports that Lee & Ron are doing a great job and keeping up. Lee did have to purchase brass handrails for the pool & install. The reminder signs to pick up pet waste have been purchased & will be installed soon. Bill made a presentation regarding resurfacing of the tennis courts and the different options that are available. The motion was made for the Rec Center court to be basketball only, covered with concrete, no new fence; Snail Park to be covered with asphalt with surface overlay & redoing fence posts and two

hoops located on the sides to make multi-use courts for \$47,000. Bill will need to negotiate with contractors to see if all can be done for that dollar amount.

Rec Center: All Friday pool parties are filled.

RV Lot: Three eviction letters have been sent, dues are past due.

Neighborhood Watch: No calls, quiet. National Night Out Bar-be-Que is Aug 7.

Property Standards: Don received several property improvement proposals with approving several at the meeting. The reminder of Property Standards Committee meeting the first Thursday of each month at 7:30pm will be the Times.

Cash Flow Enhancement Program: The Board approved several 30 day letters to be sent to homeowner's.

Meeting adjourned 9:50

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for July 12, 2007

Board Members present: Brent, Don, Rich, JoAnn, Brian, Bill (quorum present)  
Board Members absent: Linda  
Staff Members present: Nancy, Elisa, Pat  
Staff Members absent: Marilyn and Lee

The minutes for June were read and amendment was made for the amount of Savings to \$9,549.39. The minutes were then approved.

**Homeowner Comments:** One homeowner voiced concern over the amount of illegal fireworks being set off and wondered if there were any actions that could be taken. He was advised to call the Washington County non-emergency dispatch number.

Another homeowner asked how much of the special assessment has actually been paid? Nancy will have a recap of that at the next meeting.

**Old Business:** Notice of appeal for property standards form is still in the works. The pool table cover is still being worked on, Bill & Lee need to discuss it.

Amended and restated CC&R's have been filed with the county. Once they have been returned then packets with all resolutions, amendments and restated CC&R's will be sent to all homeowners.

Thirty day notices have been sent to approximately 15 homeowners for delinquent dues.

Tennis courts: A motion was made at the previous meeting to use concrete for one of the tennis courts. A motion was made at this July meeting to set aside the previous motion concerning tennis court construction and was seconded.

A new motion was made to use asphalt over membrane for the Rec Center tennis court with an acrylic seal and new posts, paint existing fence, remove hoops and install new. Some homeowner volunteer work would be needed. The Snail Park would be the same construction but using the backboards from the Rec Center court and installing them on the sides, staggered, replacing the nets and stanchions and new lighting if feasible. The motion was seconded and passed unanimously. Bill will begin negotiation with contractors with Don volunteering his help if needed.

**New Business:** Pool usage/past due account procedures were discussed. A motion was made to establish a bench mark dollar amount to let children swim. A second was not made, motion died.

RV Lot assessments are \$10 per month but haven't established past due dates. The process is yearly although the assessment can be paid quarterly with arrangements. A motion was made that the RV Lot fees are past due after 30 days, 2<sup>nd</sup> was made and motion passed unanimously.

Homeowner had a concern that the Board is not using a professional bookkeeping service. A motion was made that we continue as is until we have a budgeted amount that could handle professional services. Seconded and passed unanimously.

Parking on the street; homeowner concerned with homes that have 2 cars in the driveway and then park 5 on the street. Motion was made to create a list of concerns to address for the next time there is a CC&R vote. Second was made, passed unanimously.

**Bookkeeper:** Due to privacy issues, a motion was made that the bookkeeper email the aging report & all financial reports re dues etc to Board members. One copy will be available for viewing at the board meetings but will not be distributed. The motion was seconded and passed unanimously. The balance sheet is public and can be distributed.

**Treasurer:** Checking balance \$27,401.23, Savings balance \$9,555.67 (interest \$6.28) and Special Assessment \$52,439.00 (interest 132.57) Quotes have been received for Banner bank and will have two more interest rate quotes by the next meeting.

**Maintenance:** The signs re pet waste have been erected

**Pool:** Open and being used.

**Rec Ctr:** Linda was absent, Elisa reports all pool party nights have been booked and one Saturday morning is reserved.

**Neighborhood Watch:** absent, no report.

**RV Lot:** The regular size waiting list has 7 on it, oversize has four. JoAnn is still getting surveys back.

**Property Standards:** Don has received several Property Improvement Proposals. He would like the reminder in the Times of no trailers, cars, trucks etc allowed behind fences, and that you are responsible for the area behind the fence and between the curb.

Meeting adjourned.



CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for August 9, 2007

Board Members Present: Brent, Brian, Don and Rich (quorum present)  
Board Members Absent: Linda, Bill, JoAnn  
Staff Members Present: Lee, Pat, Marilyn  
Staff Members Absent: Elisa, Nancy

Homeowner attendance:

26	Bev Snapp	85	Andy & Wanda Vigil
33	Keith & Marge Fisher	228	Tom Miller
116	Ralph Cox	227	Monique Lefebvre
52	Kevin Miller	88	Carolyn Meier
57	Jason Mastrantonio	87	JoAnn Williams

The minutes for July were read and approved as written.

**Homeowner comments:** Homeowner made comment that the money from the Special Assessment could have been put into a CD or money market account and have earned more interest, how long until it will be spent? In the future that will be taken into account however the funds will be spent shortly for the tennis courts. There was also a complaint regarding a commercial vehicle being a nuisance in the neighborhood.

**Old Business:** Notice of Appeal for property standards is being worked on. The pool table cover still needs to be purchased. The outside pool cover has been purchased. The restated CC&R packets are complete but cannot be mailed bulk rate, if mailed they have to go first class. Board & staff volunteers will deliver them.

**New Business:** JoAnn William has resigned from her board position. Thanks to JoAnn for her excellent job in managing the RV lot. The Board is asking for interested homeowners to contact him, the Board will appoint the member.

A discussion re the RV lot resulted in an agreement that the rules and regulations re the RV lot need to be included with the contract.

A motion was made to delegate the authority in certain matters to Board members with their area of responsibility; to be able to waive fees or adjust levies and fines as long as the treasurer approves, then report back to the Board with the amount being \$50 or less. Motion passed unanimously.

**Bookkeeper:** absent, reports were sent to all board members.

**Treasurer:** checking \$41,046.10 Savings \$9,562.16 (interest \$6.49 Special assessment \$52,591.95 (interest \$152.95) Rich also reports that the IRS has contacted him regarding a difference in reporting from year 2004. A previous bookkeeper had used paychex service and they reported different amounts.

**Maintenance:** Bill absent, Lee reports everything fine.

**Pool:** Bill absent, Lee reports that he will need volunteers to sit at the front desk until the end of the month in order to keep the pool open. Several lifeguards are leaving early. Lee also would like Jill to do the lifeguard scheduling next year while he would continue pool maintenance. The motion was made to have Bill coordinate with Lee for next year.

**Neighborhood Watch:** Marilyn reports that there was plenty of food for the National Night Out barbeque. She reports that a bike was stolen from the Rec Center however, it was not locked.

**Rec Center:** absent, no report

**RV Lot:** Brian taking care of for now.

**Property Standards:** violation letters are being sent out.

Meeting adjourned @ 8:20pm.

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Sept. 13, 2007

Board members present: Brian, Rich, Bill and Don (quorum present)

Board members absent: Brent and Linda

Staff members present: Lee, Nancy, Pat and Gail

Staff members absent: Marilyn & Elisa

Homeowner attendance:

190	Rick & Cheryl Wresinski	85	Andy & Wanda Vigil
213	Richard Cason	80	Leo Horst
RG3	Ryan & Ruby Parmenter	103	Judy Boyce
51	Alice & Bud Bunker		

The regular monthly board meeting was called to order at 7:15. The minutes for August were read and approved as written.

**Old Business:** Notice of appeal for property standards not yet finished. Eight accounts have been turned over to attorney for collection. Board member position number 5 is open with two candidates having expressed interest: Cheryl Wresinski and Debbie Cornell.

**New Business:** Website has been fully updated with the forum restored with restrictions to keep spammers out. There also is a Rec Center calendar online. Linda Osmon has resigned, her term ends Apr 2008. Elisa requested some discussion re pool parties for next summer, including raising rent to \$75. No discussion except for the suggestion to wait until Elisa makes her presentation.

**Bookkeeper:** Nancy reports past due letters are being sent out and all reports have been completed. Homeowner questioned the \$320 expenditure for National Night Out Barbeque, that was all for food. Also a question was raised why there was an employee mileage reimbursement, Lee is reimbursed for the mileage when he gets supplies for the rec center, pool etc.

**Treasurer:** Checking: \$12,453.56 Savings \$41,568.66 and special assessment balance is \$52,746.05. Rich also reports we will be getting interest of 4.3% on the special assessment account.

**Pool:** \$2400 swim pool cover has arrived and is in place.

**Rec Center:** No report

**Neighborhood Watch:** No report, absent

**Maintenance:** Bill reports that he sent requests to nine different companies for bids for the tennis court reconstruction and received only two responses. One was a decline, that their equipment was too large for our area. The second was from Hal's Paving. Bill will be doing more follow-up. The pool table cover is complete and a cue holder was purchased as well. Lee reports that five mail box stations were installed this summer.

**RV Lot:** Cheryl Wresinski has been given the RV Lot book and has paper work in it organized. She reports that someone on the wait list (at the top) doesn't have an RV, should they stay at the top of the list? The answer was that they shouldn't be on the list at all if they do not have an RV. Board member moved that the RV Lot be a staff position paid at \$45 per month, motion was seconded and passed unanimously.

**Property Standards:** Don reports the volunteer walkers are doing a great job.

Meeting adjourned 8:35

CROSS CREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Oct 11, 2007

Board Members Present: Brent, Rich and Bill (no quorum)

Board Members Absent: Brian, Don

Staff Members Present: Elisa, Cheryl and Pat

Staff Members Absent: Nancy, Lee and Marilyn

The regular monthly meeting was called to order. Since a quorum is not present the meeting minutes for September were not approved and will be held for review at the next meeting in November.

**Homeowner Comments:** There was a complaint about a home with too many cars and someone who carpools with them but doesn't park their car in the driveway. Another question about the tennis courts and what point are we at?

**Old Business:** No Property standards appeals procedure report, Don absent. We still have open board position. Elisa is working on a proposal for pool usage and policies to be presented in the winter months.

**New Business:** Nancy Brewer has resigned from her position as bookkeeper. She would like to have a replacement by Dec. 1.

Brian and Cheryl have been working on getting the RV lot re-graveled soon; Brian is in the process of getting bids.

**Bookkeeper:** Aging summary and reports were distributed.

**Treasurer:** Checking balance: \$10,581.52 Savings: \$41,631.74 (int \$83.08) and special assessment \$55,179.62 (int \$175.15)

**Maintenance:** No progress made with tennis courts. Hal's Paving will only do the paving portion.

**Pool:** closed

**Rec Center:** Elisa reports lots of rentals.

**Neighborhood Watch:** No report

**Property Standards:** No report

**RV Lot:** Cheryl reports they are working on getting bids for gravel to resurface the lot.

CROSSCREEK HOMEOWNER'S ASSOCIATION  
Board Meeting Minutes for Nov. 8,2007

Board Members present: Brent, Don, Brian, Rich (quorum present)  
Absent: Bill Miller  
Staff members present: Pat  
Staff members absent: Elisa, Lee, Marilyn, Nancy & Cheryl

The September minutes were read and approved as written. The October minutes were read and approved as written.

**Homeowner comments:** There were concerns raised about toys being left at the end of cul-de-sacs at night. Not only are they a hazard to cars driving into the cul-de-sac at night but dangerous for pedestrians walking through the area. Pat will put a reminder in the Times for everyone to be aware and remember to put the toys away.

**Old Business:** Sport courts, Bill absent, no report sent.

The board has two vacant positions. Cheryl Wresinski is willing to serve as a board member, not staff. The motion was made that Cheryl be appointed to the board to serve until that position expires in April. Cheryl was unanimously voted in and will serve as RV Lot member. We have one more board position to fill. A bookkeeper is still needed as Nancy has resigned. At a later date the salary for that position will be reconsidered.

**Bookkeeper:** Reports were distributed. The suggestion was made that additional funds from aging go into the reserves.

**Treasurer:** Checking account bal: \$8,100.16 Savings \$41,750.70 (\$138.96 int)  
Special Assesment: \$55,377.39 (\$207.77 int)

**Maintenance:** Bill absent, no report sent. Lee absent

**Rec Center:** no report

**Neighborhood Watch:** absent, no report sent

**RV Lot:** Cheryl absent but left report that the survey's received from RV lot renters indicated they wanted new gravel. Cheryl & Brian are in the process of getting bids for gravel and planning when to have it delivered. The gate will also be extended and the light will be repaired. The gate is to be complete by Feb 1<sup>st</sup>.

**Property Stds:** Proposals submitted.