



July 13, 2017 Board Meeting Minutes

Meeting called to order at 7:01 pm

Board Members Present: Jason Mastrantonio, Jim Buckley, Kelli Smyth, Ted Smyth, Richard Gorton & Steve Keller

Board Members Absent: Brittney Muir

Quorum confirmed.

Minutes from June 8, 2017 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109	Jim and Bev Snapp, Lot # 26
Megan and Payton Price, Lot # 127	
Nina and Ava Mastrantonio, Lot # 57	

Staff Member: Nancy Brewer

PIPs: Lot #154, painting exterior of home and installing new gutters. Lot# 58, painting exterior of home. Both requests were approved.

Homeowner Concerns: Concerns were made regarding the number of campers and trailers currently parked in residences’ yards or streets. Some garbage cans are still out in front of some resident’s homes. Richard Gorton, the current Property Standards board member, will look into these concerns and deal with them accordingly.

President: Jason reported that the pool chemical balances have been appropriately monitored and adjustments made daily. He further stated that the sand in the “sand filter” might need to be replaced due to its age and operation efficiency. Jason will be looking into this and report back to the board at the August board meeting.

Jason also wanted to thank Ted Smyth, Jim Snapp and several HOA volunteers for the replacement pool deck. The deck is made of all weather materials and should serve the HOA well for many years to come.

Vice President: Jim stated that lifeguard orientation was held on June 22 and the pool opened for regular season use on June 23. There are a total of 8 lifeguards who have been hired for the pool this season. Most of these lifeguards have worked for the CCHOA pool in previous seasons.

Swim lessons started in early July. There are currently 22 children enrolled. Lessons offered this year include one introductory class, two beginning and one advance course. The first session ends on July 14 and the second session begins on July 24.

Treasurer: Kelli Smyth

Checking accounts have been reconciled for the month of June. Cash on hand as of 7/12/17 consists of the following:

Checking account:	\$ 48,457.16
Money Market	\$ 10,043.11
<u>Reserve</u>	<u>\$ 36,253.38</u>
Total funds	\$94,753.65



Billings as of 7/12/17:

Finance charges have been assessed for June.

Approximately 29% of 17-18 dues have been collected.

5 accounts are being sent to collections for 16-17, remainder has been collected.

60% of 17-18 RV Lot rentals have been collected.

Miscellaneous:

Debit card purchases for June:

Office supplies/mailings for invoices: \$384.72

Rec. Center/Pool/Sign: \$473.37

Some exterior Rec. Center lighting requirements, decking hardware and supplies: \$1164.37

Rec. Center/RV Lot: Brittney Muir (By phone)

Rec. Center rentals:

There were two rentals in June, three in July. One rental in July included pool usage. Information regarding rental availability and application forms can be accessed through the CCHOA website.

Brittney has redesigned the RV lot to maximize space. She will be contacting current lot holders to request repositioning of their vehicles.

Property Standards: Richard Gorton

There were 22 homeowners that were in violation of the HOA property standards. These were sent reminder postcards. Nine of these have been corrected since that time leaving 13 homeowners that will receive violation letters and will be given 30 days to comply with the request. Richard will continue to monitor these homes to ensure compliance and will give the board an update at the August board meeting.

Maintenance: Ted Smyth

Ted and other volunteers have completed the new pool deck. This deck has all weather material and is larger than the previous deck.

In ground sprinklers located in front of the Rec. Center are currently not operating. Until this can be remediated, Ted has requested that the lifeguards water the front on a regular basis. This will ensure that the lawn continues to stay healthy during the summer season. Ted will be looking into ways to fix the sprinkler system and will give the board an update at the August board meeting.

A tree on HOA common ground needs to be removed as it is dying. Ted has requested A&J Landscaping to remove the tree at a cost of \$625.00. Upon discussing the situation Ted motioned for the amount to be approved. Jim 2nd the motion and the request was approved unanimously.

Ted will be obtaining quotes for fence replacement on the north side of the Rec. Center this month. The current fence is in disrepair and a more efficient fence needs to be constructed. The board will receive the bids from Ted at the next board meeting.

Old Business:

National Night Out is Tuesday, August 1st. The board members will be present at the Rec. Center from 6:00-8:00pm. The board will provide hot dogs and hamburgers for HOA residents who come to this special event.



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

Nancy Brewer will also be requesting the presence of Washington County police. The Board is encouraging CCHOA residents to attend and also to see and hear about the recent Rec. Center renovation.

New Business:

A board member had a concern regarding the rules for daily 'family swim'. After discussion, the board requested that Nancy Brewer place the rules regarding pool usage including family swim requirements on the CCHOA website. This should help to alleviate any future confusion.

Kelli motioned to adjourn, seconded by Steve. Unanimously passed. Meeting adjourned at 8:56 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for August 10, 2017.