



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

## June 8, 2017 Board Meeting Minutes

Meeting called to order at 7:02 pm

Board Members Present: Jason Mastrantonio, Kelli Smyth, Brittney Muir, Ted Smyth, & Steve Keller

Board Members Absent: James Buckley, Richard Gorton

Quorum confirmed.

Minutes from May 11, 2017 unanimously approved.

Homeowner attendance:

Natalie & Eric Baldy, Lot # 11	George E. Matthew, Lot # 98
Bev & Jim Snapp, Lot # 26	
Rob Wedlake, Lot # 77	Curtis Hoffman, Lot # 19

**PIPs:** None this month.

**Homeowner Concerns:** None

**President:** Jason and several homeowners volunteered their time to clean up the area around the pool to prepare for opening later this month.

Trevor Buckley, head lifeguard will monitor the pool condition for the balance of the season.

**Vice President:** Report given by Jason Mastrantonio.

Seven lifeguards have been hired for this pool season. All lifeguards have been certified. Beginning and intermediate level swim lessons will be offered starting in early July. Advanced/adult lessons will also be provided depending on interest level. Wages for Lifeguards this season will start at \$11.25 to \$12.00 an hour depending on experience. Complete information regarding the pool opening, lessons and costs will be posted on the Cross Creek website.

**Treasurer:** Kelli Smyth

Checking accounts have been reconciled for the month of June. Cash on hand as of 6/7/17 consists of the following:

Checking account:	\$ 22,616.82
Money Market	\$ 10,042.45
<u>Reserve</u>	<u>\$ 36,251.00</u>
Total funds	\$ 68,910.24

Billings as of 6/7/17:

Finance charges have been assessed for May.

5 accounts will be sent to collection for 2016-17

3 accounts still have partial balances for 2016-17

Annual assessment invoices will be printed and mailed by June 15, 2017



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RV Lot invoices have been printed and will be mailed by June 10, 2017

Miscellaneous

Debit card purchases:

Wood Chips for playground: **\$278.00**

Flag/Flagpole: **\$106.92**

Other: Microsoft/Home Depot supplies: **\$65.36**

Total Miscellaneous: **\$450.28**

**Rec. Center & RV Lot:** Brittney Muir

Rec. Center has been rented for April 28, May 20 and June 18. All rentals will be on the HOA calendar from this day forward. Mike Roach donated a Dyson Vacuum cleaner to the Rec. Center. This vacuum cleaner will now be housed and available for homeowners using the Rec. Center.

There is a current opening at the RV lot. Brittney will contact the next person off the wait list.

**Property Standards:** Richard Gorton (absent)

Jason reported 22 lots in violation of the HOA Property Standards.

Friendly reminder letters will be sent out. No Fine letters are being sent out at this time.

**Maintenance:** Ted Smyth.

Homeowner Jim Snapp sprayed the HOA "No-Man's Land" area saving the HOA approximately \$350.00. This will help to keep this area free of noxious weeds.

Repair and replacement of the exterior of the Rec. Center is nearly complete. All Rec Center exterior work should be completed by the end of this month.

Ted has been speaking with an individual to be contracted as a "Handy Man" to complete various tasks for the HOA. This may include some future painting and repair on an as needs basis.

Ted will be purchasing lumber to complete the new deck by the swimming pool. This will be an all weather deck that will be easy to maintain and a great asset for the HOA. Also, Ted will be replacing the old bench by the pool with new benches that are portable and better able to withstand the elements.

A few of the wood posts that support fencing around the tennis court and basketball courts has been failing and needs replacement this season. Ted will be looking into the costs for replacement posts.

**Old Business:** None

**New Business:** The fencing on the North side of the pool area needs to be replaced. Ted will be looking into materials that will be both functional and appropriate.

Kelli mentioned that this years' HOA garage sale will be on July 21 and 22. She will be asking the Deline HOA if they would also like to join in the sale as this could increase sale traffic for both HOA's.

Nancy Brewer submitted a proposal for this years' National Night Out. The event is to occur on August 1<sup>st</sup>. The Board decided to table making a final decision in order to have more time to look at all the factors affecting this proposal.

Nancy Brewer also sent an e-mail to the Board requesting a new computer, as the current one is not sufficient for the needs of the HOA. The treasurer and Nancy would use this new computer jointly. The current computer would be used by the lifeguards to collect data on pool usage. After discussion on this issue, Ted motioned for



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the Board to accept Nancy's assessment and grant the funds needed to purchase the computer in the amount of \$540.00. Brittney seconded the motion and the Board passed the request unanimously.

**Kelli motioned to adjourn, seconded by Ted. Unanimously passed. Meeting adjourned at 8:37 pm.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next meeting is scheduled for July 13, 2017.