



May 11, 2017 Board Meeting Minutes

Meeting called to order at 7:05 pm

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

Board Members Absent: Richard Gorton

Quorum confirmed.

Minutes from April 13, 2017 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109
Lee Houdenpyle Lot # 98
Erika Walton, Lot # 100
Richard Cason

PIP's: None

Homeowner Concerns: One homeowner requested an expedited process for a parking permit for his RV. Suggestion was to scan request for temporary parking permit and e-mail it to the board member in charge of the RV/Rec. center.

Another concern regarded the current status of the Property Standards process. Jason explained that the current Property Standards chair, Richard Gorton was in the process of developing a new method to regularly monitor the HOA for compliance and possible violations. The current process regarding violations is as follows: 1. A “friendly” letter is sent to the homeowner where the violation occurred giving the homeowner two weeks for the situation to be ameliorated. 2. Should the violation not be changed after that time, a second letter (violation) is sent to the homeowner requiring immediate action. 3. Should the situation not be changed a “Fine letter” in the amount of \$50.00 is sent to the homeowner. In the letter it is explained that the fine amount continues to be charged (reoccur) if the homeowner does not comply with the changes requested.

At the present time, Mr. Gorton continues to monitor the HOA and violation and fine letters are being sent out accordingly. The new monitoring process should be initiated next month. Concerns should be directed to Mr. Gorton or Jason as appropriate.

President: Pool continues to be in good condition. Opening for the pool for this season is set for next month.

Vice President: Jim explained that there would again be full coverage of lifeguards for the pool this season. He will also be looking at level of interest for swim lessons and will develop those according to lifeguard availability.

Treasurer: Kelli Smyth

Banking:

Checking accounts have yet to be reconciled for the month of April, but will be by 5/15/17.

Cash on hand as of 5/1/17 consists of the following:

Checking	\$ 23,428.46
Money Market	\$ 10,041.77



Reserve	\$ 36,248.54
Total funds	\$69,718.77

Assessments

Finance Charges have been assessed for April.

6 accounts will be sent to collections. (All from previous years)

4 accounts have a partial balance and a courtesy extension has been made available to pay by May 31.

Miscellaneous:

Debit card purchases:

Annual meeting supplies: **\$51.38**

Rec. Center/common area supplies: **\$81.14** (cleaner/pathway, trash bags, gasoline for blower)

Rec. Center/RV Lot: Brittney Muir

The RV lot has one opening at the present time.

Rec. Center current rentals to date are: 1 in April 1 in May 1 on June 2nd, and 1 on July 1st to include pool usage.

Property Standards: Richard Gorton (via information given to Jason)

Two reminder letters were sent out recently.

Maintenance: Ted Smyth.

The exterior of the Rec. Center is waiting on availability of painters and opportune weather. The “no-man’s land” area is in need of weed control. Ted made a motion, seconded by Jim that the Board approve an amount not to exceed \$350.00 for weed control spraying. The motion was passed unanimously.

Bark chips were being delivered on Saturday for common area playgrounds.

The old deck by the pool has been demolished and materials have been cleared away. A new pool deck is currently being designed. Ted explained that a new permanent material would be used for this new deck. A motion was made by Ted to approve an amount not to exceed \$3500.00 for materials needed to construct this new pool deck. The motion was seconded by Jim and passed unanimously. Construction for the deck will be through the use of volunteers.

Ted also mentioned the need for removal of a dead tree in the “no-man’s land” area. Ted made a motion for the Board to allow an amount not to exceed \$200.00 for this service. The motion was seconded by Brittney and was passed unanimously.

Two trees that were near the pool were cut down as they were adding tree debris and refuge to enter the pool during the summer season. Two volunteers, Justin Price and Aaron Nielson removed debris from the felling of these two trees as well as other left over refuge from the clearing of the “no-man’s land” from last fall. To remunerate this service, Jason traded the cost of this service for the HOA John Deere tractor.

Old Business: None

New Business: Positions on the 2017-2018 HOA Cross Creek Board were nominated and passed. The positions and length of service are as follows:

President: Jason Mastrantonio, 1 year



Vice President: James Buckley, 3 years

Rec. Center/RV lot: Brittney Muir, 3 years

Property Standards: Richard Gorton, 2 years

Treasurer: Kelli Smyth, 2 years

Maintenance: Ted Smyth, 1 year

Secretary: Steve Keller, 2 years

Kelli motioned to adjourn, seconded by Jim. Unanimously passed. Meeting adjourned at 8:47 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for June 8, 2017.