



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

April 13, 2017 Board Meeting Minutes

Meeting called to order at 7:02 pm by president, Jason Mastrantonio

Board Members Present: Jason Mastrantonio, Mike Roach, Kelli Smyth, & Richard Gorton

Board Members Absent: Jim Buckley, Steve Keller & Ted Smyth

Quorum confirmed.

Staff members present: Nancy Brewer (lot 244)

Minutes from March 9, 2017 unanimously approved.

Homeowners present:

Name	Lot #	Name	Lot #
Kathy Copeland	191	Larry Burch	75
Terry Graham	28	Rob Wedlake	77
Jim & Beverly Snapp	26	Janis Cavanaugh	190
Kris Daily	237		

Homeowner Concerns: Excessive barking dogs in neighborhood.

PIPs: 2. One for maple tree and wants to take it out and replace it with a smaller tree (ash?). 1 for siding/paint color. Both approved unanimously (no vote).

President: Pool is clean, ready to go. It just needs to be vacuumed. 2 positions on the board are open, with one person not running again. Rec. Center renovations are coming along nicely. Landscapers have been doing a great job. Paint will be dark gray with white trim.

Vice President: Absent. Jason gave report. 5 lifeguards are returning, we're hoping for 7.

Treasurer: Kelli reported that checking accounts for the month of March have been reconciled.

Cash on hand as of 4/9/17 consists of:

Checking	\$ 20,360.01
Money Market	\$ 10,041.11
Reserve	\$ 58,245.39
Total funds	\$ 88,646.51

Billing: Collected approximately 93% of the 2016-2017 HOA dues.

Collected 100% of the 2016-2017 RV Lot rents.

Demand for payment letters were mailed out on 3/20/17. Recipients have 30 days to make payment in full or balances will be turned over to collections.

Attempts will be made to make personal contact.

Arrears: Approximately 21 accounts that yet owe on the 16-17 HOA dues.



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8 of these are also in collections from past years. 5 accounts have partial balances. Did receive a payment of one of the largest account in collections.

Miscellaneous: Debit card purchases:

\$498.78 for postage, envelopes, copies for annual meeting documents

\$165.40 for copies of Cross Creek Times

\$1057.75 for Rec. Center renovations: door handles, deadbolts, key copies, paint samples, exterior lighting

\$99.42 for other items, including bathroom lock, stamps, trash bags.

Rec. Center/RV Lot: Mike Roach No rentals last month. 3 upcoming April through June.

RV Lot. There were 2 open slots, with 1 just filled.

Property Standards: (Richard Gorton) Dividing the HOA into 24 zones, 6 homeowners have said “yes” to being zone captains. He drove through the neighborhood. He took photos and found “several” blatant violations, including an RV parked sideways in the driveway.

Maintenance: Ted Smyth. (absent) Kelli gave report. Rec. Center paint will be grey with white trim. Discussed selling the tractor/mower. CCHOA has been gifted with 6 commercial trash cans! The compacter innards have been removed. Also, discussed putting in a bag dispenser for dog feces.

Motion made by Kelli Smyth, seconded by Mike Roach to accept the bid by Martin Sheet Metal to purchase gutters, flashing, and downspouts and low-point clean-outs, adding \$500 to accommodate the low-point clean-outs not included in the original bid. Motion unanimously passed.

Gutter drains go *nowhere*. Drains for the pool deck are blocked at 19 inches from the pool. The rest of the drains are completely clogged. This was verified by a vendor with a camera. In order to fix this, the cement area around the pool will need to be dug up.

Old Business: None

New Business: New computer for Rec. Center – the donated one has an issue with the display. Also need an external optical drive (CD/DVD burner/player) for the HOA financial computer to securely back up the accounting program files.

Annual meeting: Jason wants to purchase treats – cookies, drinks.

Homeowner requested new swing set seats at the 207th park. Vinyl chain guards are also needed for other swing sets. The sport courts need new basketball hoops. Some of the parks need new chips put down.

Jason suggested blowing bark dust on the areas on Rosa Rd. that currently have weeds growing on the other side of fences. It’s an eyesore.

Richard motioned to adjourn, seconded by Kelli. Unanimously passed. Meeting adjourned at 8:22 pm.

Submitted by: Nancy Brewer, Bookkeeper & Times Editor
Cross Creek HOA

The annual meeting is scheduled for April 20, 2017

Next regular board meeting is scheduled for May 11, 2017.