



January 12, 2017 Board Meeting Minutes

Meeting called to order at 7:07pm by president, Jason Mastrantonio

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

Board Members Absent: Mike Roach

Quorum confirmed.

Minutes from December 8, 2016 unanimously approved.

Homeowners present: Elisa Buckley

Homeowner Concerns: None

PIP's: None this month

President: Jason mentioned that his checks on the pool operation show that it continues to operate properly. A heat lamp bulb was added to the pool pump room in order to maintain a constant temperature.

Vice President: No report this month.

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

Cash on hand as of 1/12/17 consists of:

Checking	\$ 25,459.65
Money Market	\$ 10,039.14
<u>Reserve</u>	<u>\$ 90,229.64</u>
Total funds	\$ 125,728.43

Billing: Collected approximately 82% of the 2016-2017 HOA dues.

Collected 97% of the 2016-2017 RV Lot rents.

Arrears: Approximately 47 accounts that yet owe on the 16-17 HOA dues.

10 of these are also in collections from past years. 30 day late notices/statements were mailed out.

Miscellaneous: Debit card purchases include only one purchase in December for an ink cartridge.

Rec. Center/RV Lot: Mike Roach (Absent)

Information received from Mike Roach via e-mail. 3 rentals occurred in December and one in early January.

RV lot is full with 5 on the wait list. One renter has still not paid. Jason will be contacting this individual in person to try and ameliorate this situation.

Property Standards: (Vacant Position)

No Report this month. Jason and Jim are in the process of restructuring the violation and tracking process for property standards. This will be discussed at the February HOA board meeting.



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

Maintenance: Ted Smyth.

Ted, Jason and Jim met with Mr. Bill Stotts of Stotts Construction to finalize and sign the contract to begin work on the exterior of the Rec. Center. Work should commence within the next 2 to 3 weeks. Most of the contracted work will be completed by spring of this year. Ted is working with Mr. Stotts on purchasing windows and doors through Parr Lumber in Beaverton.

A contract for landscaping duties for the HOA common areas was signed with A&J Landscaping. This contract began on January 4, 2017. Several trees in the HOA common area were damaged by the recent snowstorm. Ted asked that the HOA take care of the trees that have fallen using volunteer labor. The wood that is left over after cutting will be given away and the remainder will be disposed of by our landscaping service.

Ted also mentioned that Rec. Center rentals might need to be scheduled around the upcoming exterior replacement work. This is to ensure that exterior work is not compromised or delayed. Ted will coordinate with Mike Roach regarding any possible conflicting dates.

Ted would also like to look at replacing our current plastic garbage cans in our common HOA area with more permanent concrete receptacles. These tend to look better and provide a more stable disposal container.

Old Business: None

New Business: Nancy Brewer has requested that each Board member sign in directly to the Cross Creek webmail accounts to review board e-mails instead of having them forwarded to their personal e-mails. This would ensure better confidentiality and specificity for those individuals wanting to make contact with HOA board members. The board agreed with this assessment and will begin to use this new process this month.

The board also agreed to develop articles for an upcoming Cross Creek Times to be delivered to all HOA households.

Jim requested a reimbursement system for our lifeguards to renew their certification. This would help to ensure that the HOA retain lifeguards from the previous summer. The amount requested for reimbursement is not to exceed \$200.00. After discussion, Jim made a motion to accept this proposal. Kelli seconded and the proposal was unanimously approved.

Kelli motioned to adjourn, seconded by Jason. Unanimously passed. Meeting adjourned at 8:25 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for February 9, 2017.