



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

March 9, 2017 Board Meeting Minutes

Meeting called to order at 7:01 pm

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

Board Members Absent: Mike Roach

Quorum confirmed.

Minutes from February 9, 2017 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109

Rob Wedlake, Lot # 77

PIP's: Lot # 226

Homeowner requested Driveway improvement. PIP was submitted and discussed with the Board and homeowner. After discussion, the Board approved the PIP unanimously.

Homeowner Concerns: None

President: Jason mentioned the annual meeting that was coming on April 20 to be held at the Rec. Center. Ballots and information material will be mailed to each home in the HOA by March 16.

Vice President: Lifeguards have been contacted for service to the HOA this coming summer. Five lifeguards from last summer will be returning to provide service for this summer season.

Treasurer: Kelli Smyth

Checking accounts have been reconciled for the month of February. Cash on hand as of 3/9/17 consists of the following:

Checking account:	\$ 57,530.46
Money Market	\$ 10,040.43
<u>Reserve</u>	<u>\$ 58,241.30</u>
Total funds	\$125,812.19

Billings as of 3/9/17:

Finance charges have been assessed for February.

Approximately 89% of 16-17 dues have been collected (29 accounts are still outstanding).

9 accounts are in collections.

3 accounts have partial balances.

100% of 16-17 RV Lot rentals have been collected.



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

Demand of payment letters will be mailed out on March 20, 2017, recipients will have 30 days to make payment in full or balances will be turned over to collections.

Miscellaneous:

\$32,000 was transferred from the reserve account to cover the second invoice from our contractor, (Indicated by the large balance in checking).

Debit card purchases totaled, \$103.28 (postage, Microsoft Office, rec. center, website fee).

2017-2018 budget has been created in preparation for Annual Meeting packets.

Rec. Center/RV Lot: Mike Roach (via text message).

The RV lot has two openings at the present time. The openings will be filled from the current wait list.

There are no Rec. Center rentals this month.

Property Standards: Richard Gorton.

One violation was sent out in February. Richard also noted that three homes in the HOA still had Christmas Lights on the exterior of their homes. This is in direct violation of the Property Standards currently on record.

Maintenance: Ted Smyth.

Ted stated that the exterior renovation of the Rec. Center continues to progress and should be completed by the Annual meeting on April 20.

A&J Landscapers continue to provide good service to the HOA as evidenced by the overall appearance of the common areas.

Ted will be asking for volunteers in the near future to remove and replace the deck by the pool.

Old Business: Nancy Brewer will be delivering the most recent Cross Creek Times to every HOA household this month.

New Business: Kelli Smyth completed and presented the 2017-2018 annual HOA budget to the Board. After discussion by the members of the Board, Steve made a motion for the Board to accept the new annual budget. The motion was seconded by Richard and approved unanimously.

Jim motioned to adjourn, seconded by Jason. Unanimously passed. Meeting adjourned at 8:42 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for April 13, 2017.