



September 14, 2017 Board Meeting Minutes

Meeting called to order at 7:04 pm

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

Board Members Absent: None

Quorum confirmed

Minutes from August 10, 2017 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109 & 188	
Joel Wagstaff, Lot # 225	

Homeowner Concerns: None voiced

PIPs: Lot # 225, roof replacement. The new roof meets the HOA guidelines for roof replacement. Plan was approved. Lot # 52, window replacement. Replacement approved. Lot # 83 and #234 Exterior House paint. Colors approved.

President: Jason reported that the pool for this season has been closed and winterized. He further added that pool usage was up from the previous year.

Vice President: Jim reported that there were 69 participants this year for swim lessons. There were three levels of swim lessons provided this year; beginning, intermediate and advanced. Jim wanted to publicly thanked Ms. Nielsen for volunteering her time to assist with these lessons. Lifeguard coverage was good throughout the season. Many volunteers maintained the pool and Jim wanted to thank these individuals for their efforts as well.

Treasurer: Kelli Smyth

Checking accounts have been reconciled for the month of August.

Cash on hand as 9/13/17 consists of:

Checking:	\$ 25,508.03
Money Market	\$ 10,044.47
<u>Reserve</u>	<u>\$ 61,258.30</u>
Total funds	\$ 96,810.80

Billings:

Finance charges have been assessed for the month of August.

We have collected approximately 81% of 2017-18 HOA dues.

We have collected approximately 96% of 2017-18 RV Lot rentals.



Debit Card Purchases:

\$178.05 – misc. rec. center supplies, NNO, Microsoft

\$610.00 – Intuit annual payroll service

Total: \$788.05

Rec. Center/RV Lot: Brittney Muir

The Rec. center was rented in August on the 12th, 18th and the 19th. In September, the Rec. Center was rented on the 2nd and has a current reserve for the 16th.

The RV center has 2 openings currently. There are currently 5 HOA members on the wait list. Brittney was able to secure these openings by reallocating RV positions to allow for maximum usage in the lot.

Brittney stated that due to her current work and school responsibilities, she would no longer be able to continue to be active on the Board. She further added, that she would assist the Board to find a replacement for her duties. The Board acknowledged Brittney’s involvement and thanked her for her service to the HOA. Any individuals who may be interested in this position should contact the Board president, Jason Mastrantonio.

Property Standards: Richard Gorton

Richard updated the Board regarding letters and fines. There are currently five residences in fine mode.

Richard also sent out 22 “friendly reminder” letters regarding a variety of property standard issues. The Board also received a request from a homeowner to discuss his maintenance concerns.

Maintenance: Ted Smyth

Ted informed the Board that our landscapers removed a dead tree in the common area. Also, the sprinkler system at the Rec. Center is in need of valve replacement. Ted will look into this situation.

Unfinished Business:

Ted has received a bid for the black iron fencing needed to replace the current fence just to the west of the Rec. Center. The bid was received from Adrian’s Quality Fencing in the amount of \$3920.00. Ted will obtain two more bids for this fencing need and the Board will make a decision at the Board meeting in October.

New Business:

The Board discussed the current situation regarding a foreclosed property in the HOA. A local real estate company has recently purchased this property. The Board asked Kelly Smyth to send a letter to the new owners requiring HOA dues for 2017-2018.

The Cross Creek Times will go out in hard copy form to all HOA residents by late October.

Kelli motioned, Steve seconded to adjourn. Unanimously passed. Meeting adjourned at 8:48 pm.

Submitted by: Steve Keller, Secretary

Cross Creek HOA

Next meeting is scheduled for October 12, 2017.