



August 10, 2017 Board Meeting Minutes

Meeting called to order at 7:01 pm

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

Board Members Absent: Jason Mastrantonio & Richard Gorton

Quorum confirmed

Minutes from July 13, 2017 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109 & 188	
Stephanie Matthew, Lot # 17	
Jessie Young, Lot # 69	

Homeowner Concerns: None voiced

PIPs: Lot # 97, roof replacement. The new roof meets the HOA guidelines for roof replacement. Plan was approved. Lot # 11, construction of a cedar fence built along the property line with a corresponding gate, and a driveway expansion to the right of the garage. Both requests met HOA specifications. The plan was approved. Lot # 17 request for driveway expansion, roof replacement and construction of solar panels. The plan was within HOA specifications and the plan was approved.

President: (Report given by vice president, Jim Buckley.) The pool was closed for two days due to cloudiness of the water. Chemical balance was restored and the pool re-opened the third day. The sand in the filter was replaced which further helped to restore the pool water clarity.

Vice President: Jim reported that swim lessons have been very successful this year. To date 69 participants have been involved with one of the three levels of swim lessons being provided this year. A third round of swim lessons is slated to begin August 14th. All three levels will again be provided: beginning, intro, and advanced.

National Night out on August 1st was a great success with many of the Cross Creek residents in attendance. The Board especially wanted to state their appreciation to all the volunteers who helped to make this happen. Many Washington County Police officials were in attendance and were available to answer any questions the residents' had regarding safety. The Board plans to participate in National Night Out again next year and is hopeful that the event will draw even more HOA participants.

Treasurer: Kelli Smyth

Checking accounts have been reconciled for the month of July.

Cash on hand as 8/09/17 consists of:

Checking:	\$ 53,921.71
Money Market	\$ 10,043.79
<u>Reserve</u>	<u>\$ 36,255.84</u>
Total funds	\$ 100,221.34



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Billing: Finance charges have been assessed for the month of July.

We have collected approximately 43% of 2017-18 HOA dues.

We have collected approximately 75% of 2017-18 RV Lot rentals.

Miscellaneous:

Debit Card Purchases:

Total \$579.12 (Rec. center supplies/ welcome packet copies/ umbrellas for pool side/ sport court repair supplies.) Final payment to our contractor for completion of Rec. Center was mailed. All work has now been completed.

Rec. Center/RV Lot: Brittney Muir

Rec. Center was rented on July 29, (Rec. Center only), July 29 (Rec. Center and pool), and August 5 (Rec. Center and pool). The HOA Rec. Center calendar is no longer locked and can be viewed by any of the HOA residents. This should help to assist those wanting to check Rec. Center availability.

There are 5 residents on the RV wait list. Brittney has been working to re-locate some of the larger RV's to allow space for other RV's to move in. Brittney will draw from the wait list once these spaces have been opened up.

Property Standards: Richard Gorton (Absent)

No report this meeting.

Maintenance: Ted Smyth

All Rec. Center work has been completed. Our current pool cover has torn in many places. This will necessitate buying a new cover next season. The permanent winter cover is still operational.

Our contractor at his cost will replace the in-ground sprinkler system that was accidentally deactivated during Rec. Center construction. Ted plans on installing this new unit as soon as it is received.

Our landscapers will remove the dead tree in the common area.

Unfinished Business:

The Board requested that Nancy Brewer place all current pool rules on the CCHOA Website as soon as possible so our residents can access them should they have a question or concern regarding pool usage.

New Business:

There was a request to the Board to lock the sports courts when not in use. After discussing this situation, the Board decided to allow the courts to remain unlocked for the time. The Board will revisit this situation as is warranted.

Nancy Brewer has requested that each Board member update their position description.

There was a concern brought to the Board to limit the number of guests being brought to the pool. After several minutes of discussion, the Board felt that the decision regarding the number of guests in the pool and any safety concerns is the responsibility of the lifeguards on duty at the time. Should the lifeguards need clarification or assistance, they will contact Jim Buckley or Jason Mastrantonio or other Board members if Jim and Jason are not available.



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Brittney motioned, Ted seconded to adjourn. Unanimously passed. Meeting adjourned at 8:11 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for September 14, 2017.