



Final December 14, 2017 Board Meeting Minutes

Meeting called to order at 7:05 pm

Board Members Present: Jim Buckley, Kelli Smyth, Ted Smyth, Jennifer Attinger & Jason Mastrantonio

Board Members Absent: Steve Keller & Richard Gorton

Quorum confirmed

Minutes from November 9, 2017 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109	
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Homeowner Concerns: None

PIPs: Replace siding and paint gray lot (Jason please provide) - approved

President: State of the neighborhood is in good standing.

Vice President: No report this month.

Treasurer: Kelli Smyth

Kelli reviewed the budget with the Board. Costs have been staying in line with budget amounts.

Banking

Checking accounts have been reconciled for the month of November.

Cash on hand as of 12/13/17 consists of:

Checking:	\$ 24,061.38
Money Market	\$ 10,046.47
<u>Reserve</u>	<u>\$ 75,539.44</u>
Total funds	\$ 109,647.29

Billings as of 12/13/17

Finance charges have been assessed for the month of November.

We have collected approximately 80% of 2017-18 HOA dues.

We have collected approximately 86% of 2017-18 Lot Rentals.

Debit Card Purchases:

\$102.91 (Microsoft and Amazon – Paper towel dispensers)

Miscellaneous:

Discussed potential of late fee - conversation tabled.



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Rec. Center/RV Lot: Jennifer Attinger

Discussed feedback regarding broken vacuum cleaners. It was decided to remove the two non-working vacuum cleaners. There is currently one rental scheduled on December 16th.

There is currently one openings in the RV lot and it's an odd size, utility trailer only. There are 8 homes currently on the wait list. Additionally, we discussed placing the wait list on the website with lot number and trailer size to increase transparency.

Property Standards: Richard Gorton (Absent) No report. Board agreed that homes that Richard has been working with have improved in appearance. Also, there was additional discussion around increasing urgency on fence panels in common areas being supported with boards facing common areas.

Maintenance: Ted Smyth

Plumber fixed clogged kitchen sink, added garbage disposal and added a faucet outside by the pool shed. Additionally, the yard service company erroneously left a pile of leaves on the road due to confusion with the leaf pickup schedule, however, once notified of the error they picked up the leaves the following day.

Unfinished Business:

Potential "reader board" that would be placed near the pool was tabled to January meeting for further discussion. And, the new "no trespassing" signs have been purchased and are ready to be installed.

New Business:

Discussed blue pool cover and potential warranty. It was determined that we no longer need to keep the deteriorated cover so it should be cut up and placed in the garbage can for disposal.

Jennifer motioned, Ted seconded to adjourn. Unanimously passed. Meeting adjourned at 7:40pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for January 11, 2018.