



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

February 8, 2018 Board Meeting Minutes

Meeting called to order at 7:01 pm

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

Board Members Absent: None

Quorum confirmed.

Minutes from January 11, 2018 unanimously approved.

Homeowner attendance:

Elisa Buckley , Lot # 109	
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Staff Member: Nancy Brewer

PIP's: Lot # 169, Shed construction. Unanimously approved by the Board.

Homeowner Concerns: None voiced.

President: Jason had received two e-mails regarding fences needing repair. After investigation, both stated properties were not located within the Cross Creek HOA. No further discussion took place.

Vice President: Jim has started contacting lifeguards for this upcoming summer season. This is to ensure that we will be able to retain previous water safety personnel from last season and have sufficient individuals to meet all our lifeguard needs for 2018.

Treasurer: Kelli Smyth

Banking

Checking accounts have been reconciled for the month of January. Cash on hand as of 2/7/18 consists of the following:

Checking account:	\$ 21,705.33
Money Market	\$ 10,047.83
<u>Reserve</u>	<u>\$ 75,549.70</u>
Total funds	\$107,302.86

Billings as of 2/7/18:

Finance charges have been assessed for December and January. (December had been delayed.)

Approximately 86% of 17-18 dues have been collected.

Approximately 91% of RV Lot rentals have been collected.

Miscellaneous:

Debit card purchases totaled, \$96.82 (Microsoft, Home Depot, 1and1.com).



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2016-17 Taxes have been completed and filed.

Budget is almost complete for 2018-19 FY.

Rec. Center/RV Lot: Jennifer Attinger

One rental was processed in January. There are two rentals for February at the present time and one slated for March.

The RV lot has 13 people on the current wait list. Two openings are expected within this month and these will be filled from this current wait list.

Property Standards: Richard Gorton.

Richard handed out a list of current Property Standard issues/concerns. From this current list, Richard will be sending out 17 postcard reminders and 1 violation letter.

Maintenance: Ted Smyth.

No report this month.

Old Business

Jim and Ted are continuing their efforts to find the appropriate signage for the pool area. They will report back to the Board when they have all the information.

New Business

Ted has discovered another dead tree in the common area off of 203rd Ave. He motioned for the tree to be removed and the wood left for residents to carry off as needed. The amount needed for this work would not exceed \$800.00. The motioned was seconded by Jennifer and passed unanimously.

Kelli asked the Board to consider writing off two uncollected debts from past foreclosed homes in the HOA. These amounts are not collectable and need to be removed from our current budget. After Board discussion, Jennifer made a motion for the uncollectable amounts of \$1360.00 and \$840.00 to be written off the HOA Budget. The motion was seconded by Ted and passed unanimously.

Jason led a discussion on pool renovation. The pool at this time is in usable condition and can be used for the upcoming summer season. There are however, several areas of pool maintenance that need to be done and areas that are in need of replacement. These items have a significant replacement cost both in time and money. Jason requested that the Board begin accepting bids from contractors to ascertain the amount needed for this renovation. Timing for this renovation to begin was also discussed. The Board discussed appropriate dates that would not interfere with pool operation. At this juncture, the Board is considering the start of the renovation in the fall of 2019.

Kelli motioned to adjourn, seconded by Jennifer. Unanimously passed. Meeting adjourned at 8:20 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next meeting is scheduled for March 8, 2018.