



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

April 19, 2018 Annual Board Meeting Minutes

Meeting called to order at 7:31 pm

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

Board Members Absent: None

Nancy Brewer, Staff member

Board Quorum confirmed.

Minutes from Annual Meeting, April 20, 2017 were unanimously approved.

Homeowner attendance: 18 Homeowners physically present. 47 Proxies counted. A total of 65 homeowners out of 309 represented. **Annual meeting quorum requirements were met.** (10% of HOA Homeowners are required to be represented at the Annual meeting according to Cross Creek HOA By-Laws.)

Homeowner Concerns: One homeowner asked if the number of trees we have removed over the year will be replaced. Jason and Ted stated that there are plans to re-plant some of those trees in the near future. The Board will be looking into that situation this year.

Another homeowner requested clarification on future pool closings during the summer. Jim mentioned that there are a variety of reasons the pool may close for a short time. These may include, pool cleaning, inclement weather or lack of use. There also may be some late hours of pool operation that are limited to rec. center rental. Jim stated that pool closures are typically, the responsibility of the lifeguards on duty during that time.

President: Jason Mastrantonio

Jason gave a report of some of the Board activities over the past 2017-2018 year. After welcoming the HOA homeowners, Jason gave a brief rundown of how the HOA is looking at this time. Currently the neighborhood is in good condition. Pool usage in 2017 was up from previous years. Ted with help of HOA residents, Jim Snapp et.al; cleared some trees from the pool area and replaced the old deck with a new and larger platform. The pool still needs to be updated and Jason mentioned that the Board will begin collecting bids this year for that purpose. The start date for these repairs is slated for the fall of 2019. Jason added that this project was made possible by the increase in the dues in 2017 and the continuing positive attitudes of the Cross Creek HOA homeowners.

Jason also publicly thanked Ted Smyth for his organization and assistance with the many projects in and around the HOA during his tenure with the CCHOA Board. Ted is leaving the Board but will stay active in continuing to assist with future projects.

Vice President: Jim Buckley

Jim encouraged the HOA homeowners to come to the Board monthly meetings and become involved with future projects as they are developed.

Treasurer: Kelli Smyth

Kelli mentioned that no one new was sent to collections this year showing an improvement in this area. She also mentioned, that every effort is made to assist individuals that may have forgotten to maintain this responsibility. Jason makes face to face contact with homeowners who have forgotten or neglected their dues in an effort to encourage these homeowners. The CCHOA Board is willing to work with any homeowner who may be experiencing some difficulty in making dues payment.



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Rec. Center/RV Lot: Jennifer Attinger

Jennifer mentioned that the RV lot has reduced its wait list to 9 homeowners. Of these 9, four homeowners want a 30-foot spot in the lot. These spots are limited and therefore the wait may be longer for these than for one of the smaller units.

The rec. center continues to rent quickly for June and July at this time. Homeowners should check the CCHOA website calendar before making a reservation.

Property Standards: Richard Gorton

Richard gave an explanation of the process used to send reminder postcards to homeowners who may have a current violation. He allows these individuals 30 days to fix the situation. Richard will at the end of that time re-visit and ensure that the situation has been ameliorated. Homeowners are asked to contact Richard regarding any questions or concerns they may have regarding the violation process. Richard further mentioned, that the overall condition of the HOA is positive at this time.

Maintenance: Ted Smyth.

Ted is leaving the HOA Board after his 2-year tenure. The Board thanked Ted for his willingness to organize and participate in many short and long-term projects for the enhancement of the HOA common areas, pool and rec. center exterior.

Nominations for 2018-2019 HOA Board term

Two positions were open for nomination.

Jason Mastrantonio current Board President, asked to remain for an additional term.

Suzanne McCrae asked to be nominated for one of the available positions.

No other nominations were received.

Results of the Voting

Jason Mastrantonio received 47 votes.

Suzanne McCrae received 20 votes.

Derek Burns received 1 vote.

The Board welcomes Jason and Suzanne as Board Members for the HOA 2018-2019 term.

Ted motioned to adjourn, seconded by Jennifer. Unanimously passed. Meeting adjourned at 8:15 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next regular board meeting is scheduled for May 10, 2018.