



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

## April 12, 2018 Board Meeting Minutes

Meeting called to order at 7:03 pm

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

Board Members Absent: Jennifer Attinger

Quorum confirmed.

Minutes from March 8, 2018 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109	Iryna Yankovich, Lot # 25
Christina Kattz-Wigimau (Condo Association)	Brian Flemming, Lot # 16
Luciena Case, Lot # 25	

**PIPs:** Lot # 228, Siding replacement & painting. Lot # 145, roof replacement from February 2018. Both Pip's unanimously approved by the Board.

**Homeowner Concerns:** Concern regarding the need to replenish and replace bark chips at the play areas in the commons and basketball nets. After Board discussion of these items, Ted motioned for 3 Units of new bark chips to be purchased at a cost not to exceed \$1,000. Jim seconded the motion. The motion was passed unanimously. Ted will also purchase the new basketball nets. These items will be purchased and distributed during the month of May 2018.

**President:** No report this month

**Vice President:** Jim reported that he has been in contact with the lifeguards the HOA employed last summer season. All seven lifeguards stated their intention of returning for this season.

**Treasurer:** Kelli Smyth

### **Banking:**

Checking accounts have been reconciled for the month of March.

Cash on hand as of 4/11/18 consists of the following:

Checking account:	\$ 23,438.39
Money Market	\$ 10,049.12
<u>Reserve</u>	<u>\$ 75,559.46</u>
Total funds	\$109,046.97

### **Billings as of 4/9/18:**

Finance charges have been assessed for April.

Approximately 93% of 17-18 dues have been collected.



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9 Homeowners were sent demand of payment letters - 30-day notice to pay dues or will be sent to collections (4 new, 5 repeat).

11 Homeowners were sent request for payment in full, (partial balances).

All RV spaces which are rented have been paid.

**Miscellaneous:**

Debit card purchases:

Updated Quickbooks 2018 - \$205.90

26 new folding chairs - \$389.74

Postage - \$50.00

Annual Meeting Mailings - \$512.57

Microsoft, rec. center supplies, software - \$39.41

Total Miscellaneous - \$1,197.62

**Rec. Center/RV Lot:** Jennifer Attinger (absent) Report given by Jason Mastrantonio.

Two rentals for the Rec. center in March have occurred. There is one rental reserved for the month of April.

The RV lot had three open spots. These were filled from individuals on the current wait list. There remain 9 individuals on the wait list at the present time.

**Property Standards:** Richard Gorton.

Richard has sent out 21 reminder postcards to homeowners in current violation. Some homeowner fences remain to be fixed. Richard has received some volunteer assistance with the monitoring of the HOA.

**Maintenance:** Ted Smyth.

Diseased tree located near the pool needs to be removed. Ted will be looking into this matter.

**Old Business:**

Ted continues to work on obtaining an appropriate sign to be placed near the pool. This sign will contain important matters directly pertaining to pool operation and safety.

**New Business**

CCHOA website stills needs improvement. Property Standards are not currently available or open to the public on the current website. Kelli will contact our webmaster, Nancy Brewer to ameliorate this situation.

The pool needs a new cover for this season. Ted made a motion to purchase a new cover in an amount not to exceed \$700.00. Jim seconded the motion and the Board passed it unanimously.

Kelli informed the Board that she has added additional language to the RV Bills that are sent out annually to include information specifying that the total amount of \$120.00 for yearly rental is a non-refundable amount.

**Jim motioned to adjourn, seconded by Richard. Unanimously passed. Meeting adjourned at 8:18 pm.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next monthly meeting is scheduled for May10, 2018.