



July 12, 2018 Board Meeting Minutes

Meeting called to order at 7:00 pm

Board Members Present: Jim Buckley, Kelli Smyth, Suzanne McCrae, & Steve Keller

Board Members Absent: Richard Gorton, Jason Mastrantonio

Quorum confirmed.

Minutes from June 14, 2018 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109	
Windi & Jim Holland, Lot # 76	

PIPs: Lots # 76 and 12 exterior painting colors provided to Board for approval. Both homeowner requests were unanimously approved. Lot # 69 Tree removal, unanimously approved. Rosa Park Condos re-sided and painted, unanimously approved.

Homeowner Concerns: A homeowner requested permission to place a window air conditioner in their front window. The request was not accepted due to current CC&R's. Other options for the homeowner were discussed.

There is a need for some non-slip mats to be placed in the rec. center bathrooms for patrons using the showers. Kelli agreed to order new mats for this purpose.

Homeowner concern regarding neighbors' unkempt lawn. Homeowner was referred to the property standards chair for remediation.

President: Jim reported very positive feedback from HOA residents regarding new pool furniture.

Vice President: No report this month.

Treasurer's Report

Banking:

Bank accounts have been reconciled for the month of June

Cash on hand as of 7/11/18 consists of the following:

Checking account:	\$ 39,730.55
Money Market	\$ 10,051.12
<u>Reserve</u>	<u>\$ 75,574.51</u>
Total funds	\$125,356.18



Billings as of 7/8/18:

Finance charges have been assessed for June.

Approximately 23% of 18-19 dues have been collected.

Approximately 50% of the 18-19 RV Lot rentals have been collected.

Miscellaneous:

Debit card purchases:

Pool furniture/supplies/common areas: \$1712.61

Tracfone & case: \$48.98

Office supplies/copies: \$472.34

Misc: \$98.39

Total Miscellaneous - \$2332.32

Rec. Center:

Rental on July 14.

RV Lot:

Currently 3 spaces are open; 1 has been taken, 2 are coming from the current wait list.

Property Standards:

No report this month.

Maintenance: Vacant position

Steve passed out to the Board members a list of items that need to be addressed in the HOA common areas. Safety concerns need to be addressed more immediately than other items needing repair or replacement. Steve made a motion to have Ted Smyth repair bridges in the HOA common areas. These bridges are needing to be repaired as they are loose and wobbly, a potential safety hazard. An amount not to exceed \$400.00 was motioned by Steve and seconded by Kelli. The Board unanimously approved the motion. Other safety items needing to be addressed this summer included replacement of fence posts around the basketball court behind the rec. center. There are several that have rotted away which may cause a safety hazard.

Also discussed, was the need to have our trails repaired as they are showing large cracks. In some areas the grass is growing through or the asphalt is breaking away.

Steve also discussed the need to develop a committee for repairing the pool which is currently slated for Fall of 2019.

Old Business: None

New Business:

Jim mentioned a concern from some realtors trying to gain access to the HOA website. Some of these areas are not readily available for public viewing. Interested parties will be referred to Nancy Brewer for information and possible access.



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August 7th is National Night Out. The Rec. Center and the Board will host this event for the HOA. An appropriate sign will be made that can be re-used yearly for this event.

Jim mentioned a concern from the lifeguards regarding Holiday Pay. This has typically been time and a half for those lifeguards working on this holiday. This is in accordance with previous policy. Jim has asked the lifeguards to note on their time cards when they provide service to pool parties that typically go one hour past regular closing time. This additional amount is used for incentive purposes to maintain lifeguard coverage.

A request was made to the RV lot chair to include on the waitlist the lot # available, size of the lot, and the order of the individuals on the wait list. Suzanne will talk with Nancy Brewer our website manager to include these items.

Kelli motioned to adjourn, seconded by Steve. Unanimously passed. Meeting adjourned at 8:14pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next monthly meeting is scheduled for August 9, 2018.