



June 14, 2018 Board Meeting Minutes

Meeting called to order at 7:01pm

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

Board Members Absent: None

Quorum confirmed.

Minutes from May 10, 2018 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109	Melissa Burgess, Lot # 67
Ted Smyth, Lot # 24	Steve Rogers, Lot # 100
Windi & Jim Holland, Lot # 76	Brian Flemming, Lot # 16

PIPs: Lots # 407 and 67 exterior painting colors provided to Board for approval. Both homeowner requests were unanimously approved.

Homeowner Concerns: A safety concern regarding one of the HOA play structures. Board will look into this matter and determine need for repair or replacement.

A request by a homeowner to construct two benches to be placed near two play structures. Ted Smyth has designed these benches and will use ‘Trax wood’ materials. They will be secured to the ground to prevent theft. The Board unanimously approved this request in the amount of \$176.94 for materials.

A concern regarding overhanging trees causing some RV type vehicles to be scratched as they travel through the HOA. A request was made that a reminder be placed in the Crosscreek Times for homeowners to trim their trees as a preventative action.

Richard Gorton mentioned a complaint he had received by a homeowner regarding the building and attachment of a newly constructed fence. Richard referred the homeowner to the Washington County code office and will also send a letter to the homeowner in question.

A homeowner had a request that his daughter’s Girl Scout troop be allowed to use the Rec Center every Wednesday night for their meetings. The Board agreed with this request as these groups have been allowed in the past to use the Rec Center if the participants were residents of the HOA. The Board stipulated that these meetings could be held after the pool season has concluded in September.

A discussion regarding pool parties and use of the facilities was also mentioned. After a discussion on this matter, the Board agreed to allow for reserved pool parties only on Friday and Saturday evenings from 6:00 -9:00 pm. The current rental form will be changed to state this accordingly.

President: No report this month.

Vice President: Jason proposed that the wages of lifeguards be raised to current minimum wage levels to be in compliance with state labor laws. The amounts are; 1st year employee, \$12.00 per hour; 2nd and 3rd



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year, \$12.25 per hour, and 4th year \$12.75 per hour. Jason will provide orientation to all lifeguards as part of the opening season process.

Jason made a motion to replace the pool pump as the current pump was not operating. Kelli seconded the motion for an amount of \$450.00. The Board passed this unanimously.

Early Bird swimming will be allowed again this year without lifeguards present, from 6:00-9:00am. Interested individuals, will need to contact Jason to sign up for this usage.

Treasurer's Report

Banking:

Bank accounts have been reconciled for the month of May

Cash on hand as of 6/13/18 consists of the following:

Checking account:	\$ 22,699.35
Money Market	\$ 10,050.46
<u>Reserve</u>	<u>\$ 75,569.55</u>
Total funds	\$108,319.36

Billings as of 6/13/18:

Finance charges have been assessed for May.

Invoices have been generated and mailed for both 2018-19 Assessments and the 18-19 RV lot rentals.

Only two lots have small outstanding partial balances for 2017-18 dues and have been sent statements requesting payment.

Miscellaneous:

Debit card purchases:

Cedar chips for parks: \$795.00

Baking Soda for pool: \$43.57

Lumber and hardware for pool cover: \$95.90

Microsoft: \$8.25

Total Miscellaneous - \$934.47

Rec. Center: No Report

RV Lot:

1 opening for July 1st. 11 on the current wait list. 6 on the list have RV 30 feet in length.

Property Standards:

One homeowner is in Fine mode and 8 reminder postcards will be sent out.



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Maintenance: Vacant position

Steve mentioned that Arbol Life will remove our 11 listed tree stumps for the amount of \$2600.00.

After discussion, Steve motioned for the Board to accept this proposal. The motion was seconded and approved unanimously.

Steve further mentioned a few items that need to be addressed immediately. These included sprinkler valve replacement for the Rec. Center and a new latch lock for the 'No-Man's Land' area as the current latch has been broken. As the amounts for these items do not require Board approval, Steve asked that the Board consider Ted Smyth to repair these items. The Board approved of this request.

Also mentioned was the need to have a list of immediate and non-immediate maintenance concerns listed so the Board can better plan to address concerns. A list will be developed and presented at the next Board meeting.

Old Business:

Kelli received the resin chairs for the pool. These will be available for patrons when the pool opens.

Garage sale is on for the 22, 23, & 24 of this month.

New Business:

Jason motioned for additional cedar chips to be ordered for the remaining park areas. An amount not to exceed \$700.00. Kelli seconded the motion and the Board pass this motion unanimously.

Suzanne motioned to adjourn, seconded by Kelli. Unanimously passed. Meeting adjourned at 8:50 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next monthly meeting is scheduled for July 12, 2018.