



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

December 13, 2018 Board Meeting Minutes

Meeting called to order at 7:02 pm

Board Members Present: Jim Buckley, Suzanne McCrae, Jason Mastrantonio, & Kelli Smyth

Board Members Absent: Richard Gorton & Steve Keller

Quorum confirmed.

Minutes from October 11, and November 8, 2018 unanimously approved.

Homeowner attendance:

PIPs: None

Homeowner Concerns: None

President: No report this month.

Vice President:

Jason stated that all “Early Bird” swimmers from last season have returned their keys. The Rec. Center has been found unlocked this past month. Jason stated that someone after the Rosa Park HOA meeting might have left it open. Jason asked that the BOD look into having cameras installed inside the Rec. Center to ensure that the Rec. Center is being used by only those that have previous permission.

Treasurer’s Report

Banking:

Bank accounts have been reconciled for October and November.

Cash on hand as of 12/12/18 consists of the following:

Checking account: \$ 20,895.77

Money Market \$ 10,054.48

Reserve \$ 115,652.50

Total funds \$146,602.75 (15,000 was transferred from checking to reserve account.)

Billings as of 12/12/18:

Finance charges have been assessed for November.

Approximately 77% of 18-19 assessments have been collected.

There are 3 RV lots that have not been paid, reminders will be sent.



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Miscellaneous:

Debit card purchases: Office Depot, Lowe's (common area trees, bench, light bulbs, supplies)
\$460.23+\$8.25= \$468.48.

RV Lot:

Suzi reports that there are two outstanding lots available.

Rec. Center:

Nothing new to report. Suzi requested the BOD look into a 'code lock' for the Rec. Center as a way to help mitigate the recent Rec. Center doors being left open.

Property Standards:

No report this month.

Maintenance (Vacant position)

A&J sent a bill for the clean out of the 'No-Man's Land' area, which is higher than first stated. The BOD will chat with Steve Keller who is currently chairing the maintenance position, to gain clarity on this situation.

Breaker in Circuit 16 keeps tripping. Lights upstairs currently are not working. This situation may need to be checked out to ascertain the specific problem.

Unfinished Business:

New common area trees have come in under budget. Ted Smyth has completed and installed two new park benches for our common areas. The RV wait List is now on line in the CCHOA website. Refresh Pool Committee needs more information on the pool. Jason will meet with a pool representative to gather more information. The committee will then determine next steps and estimates of the cost.

New Business:

The budget for next year needs to be developed. This will require more information on the pool refresh project. Resurfacing of the asphalt trails will also need a bid to be included in next years' budget. The BOD may also want to include some ceiling fans for the Rec. Center in next years' budget as well.

A request was made for some cameras for the inside of the Rec. Center to better ensure security. An amount not to exceed \$500.00 was approved for this project.

Motion to adjourn the meeting made and seconded. Approved and meeting adjourned at 8:05.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next monthly meeting is scheduled for January 10, 2019.