



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

September 13, 2018 Board Meeting Minutes

Meeting called to order at 7:01 pm

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

Board Members Absent: None

Quorum confirmed.

Minutes from August 9, 2018 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109	Norm Haller, Lot # 237
Ted Smyth, Lot # 24	Tinsia Hardman
Adrienne Davis	

PIPs: Lot # 231, construction of a backyard shed; Lot # 190, siding replacement and paint; Lot # 158, exterior house painting; Lot # 91, placement of air conditioning unit on side of house; Lot # 411, new fence and some landscaping. After discussion of each PIP and specifics associated with each, the Board unanimously approved all requests.

Homeowner Concerns: A concern was voiced regarding “snail park” play structures needing to be repainted.

President: No report this month.

Vice President: Jason reported that the pool was closed for this season. Complaints during the season were minimal and handled efficiently. Jason further reported, that the pool will need a new roller cover apparatus before the next season begins as the current one is no longer operable. Jason and Ted Smyth will look into this replacement prior to the beginning of next season.

Treasurer’s Report

Banking:

Bank accounts have been reconciled for July/August (July had been delayed due to vacations.)

Cash on hand as of 9/12/18 consists of the following:

Checking account:	\$ 12,570.20
Money Market	\$ 10,052.48
<u>Reserve</u>	<u>\$ 100,052.48</u>
Total funds	\$123,224.03

Billings as of 9/12/18:

Finance charges have been assessed for August.

Approximately 43% of 18-19 assessments have been collected.



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

Approximately 79% of the 18-19 RV Lot rentals have been collected.

Swim Lesson income was approximately, \$1540.00. (51 individual lessons)

Guest fee income was approximately, \$540.00.

Miscellaneous:

Debit card purchases: \$1519.94 (This total includes: cleaning supplies, sign inserts, pool chemical cabinet, first aid supplies, and bridge repair supplies.)

RV Lot:

The RV Lot list has been updated. Suzi has moved a few spots to allow better use of the facility. There are three open spaces with eight individuals on the current wait list. Suzi stated that she will notify Nancy Brewer to include the most current information regarding the RV Lot and wait list on the HOA website.

Rec. Center

The Rec. Center has a rental for the month of September. There are also rental requests for the months of October and November.

Property Standards:

Richard has been in contact with those homeowners who have RV's parked in their driveway. He is reminding each that a RV can only be parked in a driveway for 48 hours. A homeowner can request a permit from Richard to keep the vehicle parked for a period of up to two weeks. The vehicle must be removed at the completion of that time. This is in accordance with current HOA restrictions.

Maintenance (Vacant position)

Steve made a motion, seconded by Jason for \$960.00 to A&J Landscaping to clear out the "No-Man's Land" area. The motion was passed unanimously. Steve thanked Ted Smyth for securing and repairing the bridges in the common areas of the HOA. There are some trees and overhanging limbs that need to be pruned or cut down. Steve and Jason will look into this and report next month regarding location and cost estimates. Ted Smyth is in the process of completing two park benches. The Board decided to postpone further bark chip replacement until spring of 2019.

New Business:

Ted Smyth has volunteered to be the chairman of the "Pool Refresh Committee". This group will be responsible to collect information on pool repair/replacement and cost estimates involved with this process.

Jim discussed having a vendor complete our HOA newsletter. The Board looked at some of the sample letters and discussed how this process could improve quicker dissemination of HOA information to all homeowners. The Board will discuss this situation at length during the October Board meeting.

Jim discussed and handed out a list of items that need to be open to public viewing on our HOA website. Opening up these items to the public, will allow for more transparency and ease of viewing for potential new homeowners. After discussion, the Board agreed to have these items sent to Nancy Brewer to include on our public viewing website.

Steve motioned to adjourn, seconded by Kelli. Unanimously passed. Meeting adjourned at 9:01pm.



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

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next monthly meeting is scheduled for October 11, 2018.