



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

November 8, 2018 Board Meeting Minutes

Meeting called to order at 7:20 pm

Board Members Present: Jim Buckley, Suzanne McCrae, Jason Mastrantonio, & Steve Keller

Board Members Absent: Richard Gorton & Kelli Smyth

Quorum confirmed.

Minutes from October 11, 2018 delayed. (Will be presented with November 8 Minutes at 12/13/18 BOD meeting.)

Homeowner attendance:

Elisa Buckley, Lot # 109	Elena Engestn, Lot # 129
Ted Smyth, Lot # 24	
Helen Engestn, Lot # 129	

PIPs: Lot # 129, backyard shed. Specifications meet county requirements under 200 square feet.

Lot # 10, exterior paint. To be completed in spring 2019. BOD approved both PIPs unanimously.

Homeowner Concerns: A concern was mentioned regarding a backyard shed that has been coded for power, electric and heat. According to complaint, people are using the detached building as a residence. Jim will look into this situation and inform the BOD of his findings. Action to be taken will be determined at that time.

President: No report this month.

Vice President: Jason swept leaves from sidewalks on Rosa Dr.

Treasurer's Report (Report given by Jim Buckley)

Banking:

(Bank account reconciliation will be delayed due to treasurer vacation.)

Cash on hand as of 11/5/18 consists of the following:

Checking account:	\$ 31,936.05
Money Market	\$ 10,053.82
<u>Reserve</u>	<u>\$ 100,634.97</u>
Total funds	\$142,624.84

Billings as of 11/5/18:

Finance charges have been assessed for October.

Approximately 68% of 18-19 assessments have been collected.

There are 4 RV lots that have not been paid, reminders will be sent.



Miscellaneous:

Debit card purchases: Norton renewal, Microsoft, CC Times printing/supplies, trees for common areas, Rec Center supplies: **Total \$1016.85**

RV Lot:

Filled in one available spot. There are two more available spots but these are for smaller RV/trailers.

Rec. Center

The Rec. Center has a rental slated for 11/17 & 18.

Property Standards: (Report given by Jim Buckley)

Richard has investigated a tree leaning into another neighbor's yard. He has spoken with the homeowner in question who was given 90 days to remove the tree.

Maintenance (Vacant position)

Six new trees have been planted in the common areas of the HOA. The "No-Man's Land" area has been cleaned out from front to back fence. Steve recommended that this area be maintained at least twice a year to keep weeds down and from preventing this area from becoming so overgrown.

The HOA paved trails are in need of filling and repair. Steve will be looking into a vendor and will provide information to the BOD when a bid has been received.

New Business:

The pool refresh committee will be meeting soon to begin the task of setting a budget and what needs to be accomplished to get the pool refurbished and up to present city/county codes. Ted Smyth has volunteered to chair this committee. This committee is open to the residents of CCHOA. Interested parties should contact Ted Smyth for meeting information.

Recently, the outside doors to the Rec. Center have been left open and apparently some individuals have entered and used the bathroom facilities. After much BOD discussion, Jim has offered to look into motion capture video cameras to be placed inside the Rec. Center. These cameras could assist the BOD with unauthorized entrances to help maintain security at the Rec. Center. The BOD also agreed to leave the outside entrance lights and the hall lights of the Rec. Center on at all times.

Jason motioned to adjourn, seconded by Steve. Unanimously passed. Meeting adjourned at 8:20pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next monthly meeting is scheduled for December 13, 2018.