



## October 11, 2018 Board Meeting Minutes

Meeting called to order at 7:02 pm

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

Board Members Absent: Suzanne McCrae

Quorum confirmed.

Minutes from September 13, 2018 unanimously approved.

Homeowner attendance:

Elisa Buckley, Lot # 109	Steve Mathisa
Ted Smyth, Lot # 24	Monique Richmire
Celeste & Mike Worden, Lot # 147	

**PIPs:** Lot # 52, Exterior paint. Unanimously approved.

**Homeowner Concerns:** A concern was voiced regarding a neighbor’s tree leaning into another resident’s yard. Richard will look into this situation and report back to the Board. Another concern received by Jim via e-mail was regarding abandon vehicles in the HOA. Richard will assess this situation and deal with it accordingly. A concern regarding a possible business being operated out of a residence’s home was mentioned. Richard will contact the homeowner in question and investigate this allegation.

**President:** Jim introduced Jeff Pardee of Homeowners Avenue an organization offering free quarterly HOA publication. Information specific to Cross Creek HOA would be produced quarterly in a colored glossy format which would then be delivered by our residents. Cost for this publication would be furnished by advertisers specific to our local community. Jim asked the BOD to accept this publication 2-year contract to re-place our current semi-annual newsletter. After discussion, the BOD accepted this contract unanimously. The first publication will be available in March of 2019.

**Vice President:** Jason reported that the pool has been successfully winterized.

### Treasurer’s Report

#### Banking:

Bank accounts have been balanced for September

Cash on hand as of 10/9/18 consists of the following:

Checking account:	\$ 22,285.52
Money Market	\$ 10,053.14
<u>Reserve</u>	<u>\$ 100,617.88</u>
Total funds	\$132,956.54



**Billings as of 10/9/18:**

Finance charges have been assessed for September.

Approximately 51% of 18-19 assessments have been collected.

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

**Miscellaneous:**

Debit card purchases: Cleaning supplies/Microsoft: **\$34.35**

**RV Lot:** No report this month.

**Rec. Center:** No report this month

**Property Standards:**

Richard will be sending 9 reminder postcards out this month regarding garbage cans left out.

**Maintenance: (Vacant position)**

Steve made a motion (seconded by Richard), for A&J Landscaping to complete the cleaning out of the “No-Man’s Land” area once the residents who border that area have completed the necessary clean up behind their homes. The motion was for an amount not to exceed \$2550.00 and was passed unanimously.

The Rec. Center furnace will be serviced yearly by A-Action Heating and Cooling. The yearly amount is \$149.95. This will ensure optimal operation and long-life usage. A-Action will bill yearly to continue this service.

Steve requested that the BOD not remove any more Common area trees at this time so that funds may be used to plant new trees to replace those that had been removed the last two years due to weather damage and disease. To that end, Steve made a motion, seconded by Kelli for an amount not to exceed \$1500.00 to Loen Nursery of Sherwood to provide 6 trees and 5 bags of ground mulch. Arbol Life will plant the trees in designated places of the HOA common areas.

In other Maintenance related business, Steve mentioned that Washington County Code Board approved the new Rec. Center furnace as part of the final inspection for the exterior renovation of the Rec. Center.

**New Business:**

The BOD discussed a draft of letters being sent to residents bordering the “No-Man’s Land” area to stop dumping lawn clippings and other trash into this protected water shed. The letters further stipulated that the areas behind their homes be cleared immediately of all previously dumped materials. The letters, after discussion, were unanimously approved to be sent immediately to these specific home owners.

Kelli asked the BOD to begin discussions on whether some of the bookkeeping duties of the Treasurer be given to a paid employee to maintain on a regular basis. At present most of these duties are being handled through the Treasurer position. The BOD will take this under advisement.

**Old Business:**

Ted Smyth is in the process of building two park benches. These should be completed soon and will be placed into the HOA common areas. Kelli discussed need for BOD material in this edition of the Cross-Creek Times to be distributed early in November.



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**Steve motioned to adjourn, seconded by Jason. Unanimously passed. Meeting adjourned at 8:32 pm.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next monthly meeting is scheduled for November 8, 2018.