



## February 14, 2019 Board Meeting Minutes

Meeting called to order at 7:02 pm

Board Members Present: Jim Buckley, Kelli Smyth, Richard Gorton, Windi Holland, & Steve Keller

Board Members Absent: Jason Mastrantonio, Suzanne McCrae

Quorum confirmed.

Minutes from January 10, 2018 unanimously approved.

Homeowner attendance:

Ted Smyth, Lot # 21	Jim Holland, Lot # 76
Elisa Buckley, Lot # 109	
Nancy Brewer, Lot # 244	

**PIPs:** None

**Homeowner Concerns:** Concern voiced through Richard Gorton of a homeowner’s tree that is dying and could effect another homeowners’ safety. Richard has been in touch with the resident in question and that homeowner is aware of the situation.

**President:** Jim and Ted Smyth have been in contact with a representative from the Pool Man company regarding costs to repair and replenish the pool. More bids need to be received before a final vote can be taken regarding this project. Ted Smyth will continue to investigate other contractors and will report back to the Board with the results.

**Vice President:**

No report this month.

**Treasurer’s Report**

**Banking:**

Bank accounts have been reconciled for January 2019.

Cash on hand as of 2/13/19 consists of the following:

Checking account:	\$ 24,485.58
Money Market	\$ 10,055.84
<u>Reserve</u>	<u>\$ 115,715.09</u>
Total funds	\$150,256.51

**Billings as of 2/12/19:**

Finance charges have been assessed for January 2019.

Approximately 86% of 18-19 assessments have been collected. All RV space rents have been paid.



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**Miscellaneous:**

Debit card purchases: Foosballs, copy paper, tp/paper towels, phone minutes, tax forms, keys, postage,  
Total: **\$692.13**

Kelly further reported that taxes for 2018 have been completed and sent in.

**RV Lot:**

No report this month.

**Rec. Center:**

One rental is currently on the books for February and one for March at the time of this reporting.

**Property Standards:**

Richard informed the Board of a contact he had recently with a homeowner regarding a tree on his property that is dying and may be a safety hazard for another resident. The homeowner in question is aware of the need to have the tree removed but at present does not have the funding to have the tree removed.

**Maintenance**

Windi reported on three tress that are dying near the tennis courts and will need to be removed. The bid for this job is \$2,050.00 from Arbol Life.

Walking trails are starting to crack and some have started to come apart at the edge. This may be due to stream/creek bank erosion. Steve, while he was Maintenance chair, received bids for trail refurbishment for these areas. This information was shared with the Board. After much discussion, the Board felt that it needed a professional opinion on the current state of our stream/creek beds and what we can do to alleviate further erosion. Repair of the walking trails was postponed until that information is received.

Windi also asked for direction regarding the tennis court polls which need to be replaced as they can no longer keep the net tight. The Board directed Windi to contact Dave's Fencing as they had previously given the HOA a bid to correct this problem.

**Unfinished Business:**

Ted Smyth updated the Board on a bid from Dave Clevenger from the Pool Man company to repair and replenish the pool. Current costs are around \$90,00.00. This does not include repair of exterior drainage and the costs involved for the replacement of two water heaters. The Board asked Ted to receive further bids so that they can make an informed decision regarding this project. The Board asked Ted to update them at the next monthly meeting.

Cameras for the Rec. Center have been installed and are working properly. This should further ensure that the Rec. Center is not left opened or vandalized.

Kelli asked that the 2019 budget be delayed until the next monthly meeting of the BOD to ensure accuracy for the new year budget.

Nancy Brewer informed the Board that she would have a count of those homeowners interested in starting a neighborhood watch program at the March meeting. Logistics for the start up for this program will be discussed at that time.



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**New Business:**

Jim asked the Board to submit material for the newsletter that is to come to HOA residents next month.

Jim further encouraged the current BOD to contact those HOA residents who may be interested in serving on the 2019 BOD. There may be three openings for the upcoming 2019 year.

A request from a HOA homeowner regarding delinquent interest on an unpaid account was discussed. The BOD felt that those homeowners that find themselves in this situation, send a formal letter of request to the BOD president and the Board will then discuss the merits of each case individually and render a decision at that time.

**Motion to adjourn the meeting made by Windi and seconded by Richard. Unanimously approved and meeting adjourned at 8:19.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next monthly meeting is scheduled for March 14, 2019.