



March 14, 2019 Board Meeting Minutes

Meeting called to order at 7:02 pm

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

Board Members Absent: Jason Mastrantonio

Quorum confirmed.

Minutes from February 14, 2019 unanimously approved.

Homeowner attendance:

Ted Smyth, Lot # 21	Brian & Maria Flemming, Lot # 16
Elisa Buckley, Lot # 109	
Nancy Brewer, Lot # 244	

PIPs: Lot # 71, new front drain and removal of invasive ivy. Unanimously approved.

Homeowner Concerns: Concerned voiced over low hanging tree limbs on 203 rd. avenue. Tree root causing road to “bump up” on Rosa Dr. This is a county road and homeowner was referred to Washington County for concerns.

President: Discussion centered around the Cross Creek Times Newsletter and need for items to be addressed and/or changed to increase readability.

Vice President: (Given by Jim)

Jason will be looking into acquiring 2 more lifeguards for the 2019 season. The CCHOA BOD has agreed to assist with payment for certification for lifeguards who require this to be employed with the CCHOA.

Treasurer’s Report

Banking:

Bank accounts have been reconciled for February 2019.

Cash on hand as of 3/13/19 consists of the following:

Checking account:	\$ 25,484.42
Money Market	\$ 10,056.45
<u>Reserve</u>	<u>\$ 115,746.16</u>
Total funds	\$151,287.03

Billings as of 3/13/19:

Finance charges have been assessed for February 2019.

Approximately 89% of 18-19 assessments have been collected.



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

Demand Letters for delinquent accounts (23 with no payments made), will be mailed by March 18, 2019. Homeowners will have 30 days to pay or request a hearing to dispute the amount due or they will be sent to collections with Vial Fotheringham.

Past due letters for accounts which have made partial payments (3) will be mailed by March 18, 2019. Requests will be made to pay ASAP as accounts will continue to accrue finance charges until paid in full.

Miscellaneous:

Debit card purchases: Costco (mold/algae remover for tennis court), Microsoft, **Total: \$33.24**

RV Lot:

Currently, one space is available.

Rec. Center:

Some discussion by the BOD to limit rentals to 6-hour time segments.

Property Standards:

Richard informed the BOD that some homeowners continue to leave their garbage cans out in front of their house. Also, some yard debris is being left out on Rosa Drive. Richard will send out reminder postcards.

Some discussion regarding broken mailbox containers in the HOA and whose responsibility it is to repair those broken or rotted posts. Also, BOD decided after discussion that each homeowner would be responsible for replacing a mailbox container if they desired a new metal unit.

Maintenance

Windi reported on creek erosion problems and how the HOA can address this issue. Clean Water Services (CWS) may be able to assist however, Windi suggested that the Condo Association (units that border the east side of the creek), be responsible for fixing drainage that is adversely affecting the erosion of the creek bank on their side. The BOD suggested that Windi meet with the Condo Association Board at their next meeting to address this issue. Windi has contacted two contractors regarding amelioration of the erosion problem along with repair of the corresponding asphalt trails. Bids have not as yet been received.

Old Business

Ted Smyth, chair of the Pool Refresh Committee, gave an update regarding pool contractors and next steps. Pacific Northwest Pools, has completed a bid for the work required on the pool. Ted would like the BOD to meet with this contractor in person to get details of the work to be completed and answer any questions regarding permit needs and drainage restrictions/requirements.

New Business:

Kelli submitted the 2019 annual CCHOA budget. After BOD discussion, Kelli motioned for the budget to be accepted, seconded by Suzi. The budget was approved unanimously.

The CCHOA 2019 Annual Meeting will be held on April 19, 2019. Refreshments will be provided and copies of the annual 2019 budget will be available for homeowners to review.



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

Windi made a motion for the BOD to approve \$2,050 to Arbol Life for the removal of four dead trees near the tennis court and removal of two of the tree stumps. Steve seconded the motion and the BOD approve the request unanimously.

Windi also requested that the BOD look into posting signs on Rosa Rd., reminding drivers that school bus loading zones are located on this street and for motorists to drive accordingly.

Kelli motioned for the BOD to purchase 3 ceiling fans for the Rec. Center to provide good air circulation and maintain adequate temperature inside the center. Windi seconded the motion and the BOD passed the motion unanimously. The amount of the fans not to exceed CCHOA statutes.

Motion to adjourn the meeting made by Kelli and seconded by Windi. Unanimously approved and meeting adjourned at 8:39.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next monthly meeting is scheduled for April 11, 2019.