



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

## April 11, 2019 Board Meeting Minutes

Meeting called to order at 7:15 pm

Board Members Present: Jim Buckley, Kelli Smyth, Richard Gorton, Windi Holland, & Jason Mastrantonio

Board Members Absent: Steve Keller, Suzanne McCrae

Quorum confirmed.

Minutes from March 14, 2019 unanimously approved.

**Homeowner attendance:** None

**PIPs:** None

**Homeowner Concerns:** None

**President:** No report this month.

**Vice President:**

Jason reported that he has obtained 5 lifeguards for this season with a possible two more as alternates.

### **Treasurer's Report**

#### **Banking:**

Bank accounts have been reconciled for March 2019.

Cash on hand as of 4/1/19 consists of the following:

Checking account:	\$ 26,869.40
Money Market	\$ 10,057.13
<u>Reserve</u>	<u>\$ 115,780.57</u>
Total funds	\$152,707.10

#### **Billings as of 4/7/19:**

Finance charges have been assessed for March 2019.

Approximately 92% of 18-19 assessments have been collected. All RV space rents have been paid. Delinquent accounts: 23 Demand letters were mailed in March 2019. Two have made payment arrangements and 10 lots still owe a balance in full. Phone or face-to-face contact will be made before any accounts are turned over to collections.

#### **Miscellaneous:**

Debit card purchases: Annual homeowners meeting docs/mailings: \$246.86; Ceiling fans: \$389.97; Rec. Center signs/amenities: \$55.66; Donations/ACS: \$52.75; Misc: \$66.23. **Total: \$811.47**

#### **RV Lot:**

One RV lot vacated. This may be filled from present wait list.



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**Rec. Center:**

Pool rentals have been coming in for summer time usage.

**Property Standards:**

Richard stated that spring dandelions are in full swing and he also reminded all homeowners to please put their trash cans away after disposal days. Richard also addressed some utility trailer issues and speed problems occurring on Rosa Rd.

**Maintenance:**

Windi reported on stream erosion issues and discussions she has had with our current landscaping company and what alternatives could be used to alleviate this problem. The HOA may need to look into planting some willow trees on the banks to maintain bank integrity. Windi will be looking at pricing options for these trees. Other items discussed included the pool refresh committee. Northwest Pools has submitted a bid for the work needed. Spring/neighborhood clean-up is targeted for May 18<sup>th</sup>. All homeowners are welcome. Neighborhood Watch program will be followed up using Washington County resources. The tennis court replacement poles have been put on hold at this time. RV lot is slated for moss removal. Asphalt trails will be caulked in areas that are cracked.

**New Business:**

Annual meeting is set for April 18<sup>th</sup>. Refreshments will be provided. Homeowner get together will be at 7:00 pm and the meeting will start at 7:30 pm.

The BOD discussed the company assigned to develop the Cross Creek newsletter. It may be necessary to sever our current contract with them.

**Motion to adjourn the meeting made by Windi and seconded by Jason. Unanimously approved and meeting adjourned at 8:29.**

Submitted by: Steve Keller, Secretary  
Cross Creek HOA

Next monthly meeting is scheduled for May 9, 2019.