



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

April 18, 2019 Annual Homeowners Meeting Minutes

Meeting called to order at 7:31 pm

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

Board Members Absent: Richard Gorton

Nancy Brewer, Staff member

Board Quorum confirmed.

Minutes from Annual Meeting, April 19, 2018 were unanimously approved.

Homeowner attendance: 39 Homeowners physically present. All Proxies counted. A total of 39 homeowners out of 309 represented. **Annual meeting quorum requirements were met.** (10% of HOA Homeowners are required to be represented at the Annual meeting according to Cross Creek HOA By-Laws.)

Homeowner Concerns: Some concerns voiced on how violations are processed through the Property Standards Chair. Jim gave a description of that process as Richard Gorton the current Property Standards Chair, was absent. Other concerns centered around how unpaid dues are collected. Kelly Smyth, the outgoing Treasurer, explained the process of collecting past dues on overdue accounts.

Homeowners also voiced appreciation to Ted Smyth and other Board members for maintaining the pool area, bridge maintenance work and common area improvements.

President: Jim Buckley

Jim thanked the homeowners for coming to the annual meeting and mention some of the projects the BOD had been involved with including: Exterior of the Rec. Center, Pool grounds improvements, trees removed and new trees planted in the common areas, clearing of the "No-Man's Land" area, improvements to the RV wait list and CCHOA website, new pool furniture, ceiling fans for inside the Rec. Center, security cameras for inside the Rec. Center, and a variety of community events. Upcoming improvements to the pool to start Fall of 2019 and along with some needed trail repairs. Jim also had each current BOD member introduce themselves and explain their BOD Chair duties.

Vice President: Jason Mastrantonio

Jason also thanked the homeowners for their support and involvement and encouraged volunteers to help the BOD manage and improve the assets of the CCHOA.

Treasurer: Kelli Smyth

Kelli highlighted some aspects of the 2018-19 BOD Budget. Specifically, information regarding pool refurbishment costs and amounts associated with that project. Kelli explained some 2017-18 expenditures that exceeded projections due to the amount of work needed to complete the clearing and maintaining of the "No-Man's" land water shed area. Kelli maintained however, that the CCHOA has sufficient funds for the projects needed in 2018-19.

Rec. Center/RV Lot: Suzanne McCrae

Suzi mentioned briefly that the RV Lot and the Rec. Center continue to be used accordingly and that rental information can be found on the CCHOA website.

Property Standards: Richard Gorton (Absent)



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Maintenance: Windi Holland

Windi discussed upcoming projects including the pool refurbishment. She encouraged homeowners to get involved with the BOD to make CCHOA a place that is welcoming and available to all its members.

Nominations for 2018-2019 HOA Board term

Three positions were open for nomination.

Voting Results:

Richard Gorton current Property Standards Chair received 37 votes.

Tinsia Hardman, Lot # 411 received 37 votes and **Maria Fleming, Lot # 16** received 36 votes.

No other nominations were received.

The Board welcomes Tinsia Hardman and Maria Fleming as Board Members for the HOA 2018-2019 term. Richard Gorton will retain his position on the BOD for the 2018-19 term.

Kelli motioned to adjourn, seconded by Jason. Unanimously passed. Meeting adjourned at 8:55 pm.

Submitted by: Steve Keller, Secretary
Cross Creek HOA

Next regular board meeting is scheduled for May 9, 2019.