



Meeting called to order at 7:04 pm

Board Members Present: Jim Buckley, Suzanne McCrae, Richard Gorton, Windi Holland & Tinsia Hardman

Board Members Absent: Maria Flemming, Jason Mastrantonio

Board Quorum confirmed.

Minutes from July and August 2019: Unanimously approved

Homeowner attendance: 3

Homeowner Comments/Concerns:

- People driving too fast on 203rd
- Newsletter turned out great

PIPS:

- Lot 237 - Yard improvements - approved.

President: Jim Buckley

No report

Vice President: Jason Mastrantonio

We had a great pool season. Will need to set a time to winterize pool, may look into paying lifeguards to do it.

Treasurer: Maria Flemming

Bank accounts have been reconciled for the month of August. Total cash in hand is \$125,959.18. Finance charges have not been assessed, 52% of all dues have been paid, 5 RV spots have not been paid. Total Debit card purchases: \$1282.80.

Rec. Center/RV Lot: Tinsia Hardman

Tinsia is working with people in the RV lot who are not compliant with our regulations. Still have a couple spaces available.

Need to get back all early bird swim keys. Air hockey table is broken, we may possible want to look into getting another one.

Property Standards: Richard Gorton

Richard will be resigning, he will fill in until we are able to find someone to take over.

Lot 151 has had a lot of police activity and has 2 vehicles that are unlicensed (one of them is parked in the yard)

Lot 164 - continues violations - keep in fine mode.

Maintenance: Windi Holland

Got new floor mats in bathrooms. Heating and cooling contract is up next month - this includes 2 tune ups per year at \$225 - Windi to get pricing for just once per year.

Suggested that we plant trees and bushes (willows?) to replace dieing trees.

Ask lot 74 to build a fence?

Unfinished Business:

- Asphalt maint.: Getting done in phases, but not yet complete.



20555 SW Rosa Rd. Beaverton, OR 97078-3712

- Creek Erosion: Windi is putting together an email to the other HOA's that share the creek in hopes of having a meeting with the county so we can get some assistance with the issue. The creek by the bug park is flooding due to the erosion issues.
- Pool Refresh: Got another bid for well over \$200K, we are still shopping around. Everyone seems to agree that it would be best to try to book the original company we were going to use and get quote with additional plumbing. We'd like to possibly for Fall next year.
- Pool rule sign: Done.
- No man's land: Continued maintenance: Looks great, just got chopped down, We may need to spray and keep an eye on it.
- RV tree trim: Done and looks great.
- Remove trees by pool: Done and looks great.
- Pool lift: Still looking into it, possibly a portable one? Jim said he saw a wheelchair ramp for a pool, will look into further. A neighbor suggested a company that may offer funding for these things, she will look into it and let us know.
- Widen bathroom stall (ADA) Windi has taken measurements, looking at bathroom doors and need to downsize the sink.

New Business:

- Pool season is done, pool needs to be winterized.
- Community outreach program, to help people who are not able - promote on facebook and get community involved. Suzi to start something.
- CCHOA Sign improvement, maybe plant some bulbs/update landscaping?
- Purchase trees to replace dead ones, and bushes to plant in front of RV lot. Julian charges \$80 per tree and \$40 per bush.
- There is a willow tree that is growing over someones driveway that needs to be pruned and a dead pine that needs to be removed. We also need to trip branches that are covering the paths, total cost would be \$2110. Windi motioned, Suzi Second - approved.

Meeting adjourned at 8:45pm

Submitted by: Suzi McCrae, Secretary

Cross Creek HOA

Next board meeting is scheduled for October 10th, 2019.