



20555 SW Rosa Rd. Beaverton, OR 97078-3712

January 9th, 2020 Homeowners Meeting Minutes

Meeting called to order at 7:02 pm

Board Members Present: Jim Buckley, Maria Flemming, Suzanne McCrae, Jason Mastrantonio, Windi Holland & Tinsia Hardman

Board Members Absent: Richard Gorton

Board Quorum confirmed.

Minutes from December 2019 were unanimously approved.

Homeowner attendance: 6

Homeowner Concerns:

- Flooding issue on 203rd near the bug park - This is a particularly bad area regarding lack of flow, we need to maintain the grass to improve the flow and prevent flooding - Windi to call A&J to find out if they can maintain that grass (just from the bridge to the 203rd covert.)

PIPS:

None

President: Jim Buckley

Will not be able to attend annual meeting in April.

Vice President: Jason Mastrantonio

Roof leak in pool room, Windi to look into repair.

Treasurer: Maria Flemming

All bank accounts have been reconciled for the month of December

Cash on hand as of 01/09/2020

Checking: \$19,611.40

Savings: \$10,585.20

Reserve: \$159,886.71

Total \$190,083.31

Billing - We have collected 87% of the 2019-2020 HOA dues

Arrears - 3 accounts are in collections -1 Lot is being sent to collections

Rec. Center/RV Lot: Tinsia Hardman

Rentals are coming in, rec center supplies have been ordered.

2 spots are open in the RV lot

Unused boats propped up against the fence in the RV lot need to be taken care of.

Property Standards: Richard Gorton

No Report

(Jason to contact Richard to see if house on Rosa Rd (lot 151) is in fine mode.)

Maintenance: Windi Holland



- Working on getting Trees planted in no mans land
- Will get bridge cleaner and call the roof company for pool room.

Unfinished Business:

Creek Erosion - the goal is to fill out an application for the water program - try to get Deline HOA on our application to give us better chances for the lottery pick.

Pool Refresh

- Contract review: we need to clarify some details on the quote provided by Neptune:

Change "auto cleaner" to "auto fill"

Ask about Jets

Is there a guarantee for work? If not, can it be added in?

There is a debate regarding the \$3600 charge for the underwater racing lines - do we need them? Lifeguards often use these lines to check the clarity of the water, it is decided that we do need these.

Jim to sign the quote once we have the above concerns clarified.

Concrete: They would like us to sign the contract - pool committee to meet with the concrete company again to go over details. The company did change the deposit from 50% down to either 15% or 20% (Ted to clarify.)

Tree Replacement: on hold

No Mans Land: Still in the works.

Gift wrapping event: The event was a bit slow - will schedule it earlier in December next year.

Times Articles:

Need articles submitted by board members by January 15th.

Fee structure letter:

Maria still hasn't heard back - will touch base with them again.

New Business:

- Next month Maria will want the 2020 budget approved
- Will need to go through the pool and rec rules next month.
- Tinsia brings up "Perks for Board Members" she suggests free usage of the rec center 2x per year outside of peak season - need to go through the bylaws.
- Advertise Pizza for annual board meeting in April.



- Issue with slippery bridges - need to either put treads on the bridges or find a cleaner, Windi will look into and spend up to \$400.

- Dog poop stations - Maria will look into it.

Tinsia motions to adjourn - Maria 2nd.

Meeting adjourned at 8:16

Submitted by: Suzi McCrae, Secretary

Cross Creek HOA

Next board meeting is scheduled for February 13th, 2020.