



May 14th, 2020 Board Meeting Minutes

Meeting held Via Zoom

Meeting called to order at 7:05 pm

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

Board Members Absent: Richard Gorton

Board Quorum confirmed.

Minutes from April 2020 were unanimously approved.

Homeowner attendance: 1

Homeowner Concerns:

- We need to send out a notice to notify homeowners that the annual meeting is delayed

PIPS:

- Lot 109 - he shed and she shed (2 separate sheds)- no concerns from any member - approved unanimously.

President: Jim Buckley

None

Vice President: Jason Mastrantonio

None

Treasurer: Maria Flemming

All bank accounts have been reconciled for the month of April

Cash on hand as of 5/7/2020

Checking: \$12,642.91

Savings: \$2,556.64

Reserve: \$159,959.88

4 Accounts in collections

Rec. Center/RV Lot: Tinsia Hardman

RV lot ID and user agreement going out next month.

Tinsia wants to know if we should publish the residents who have vehicles in the RV lot online - the board decides against this.

Property Standards: Richard Gorton

Fine letters sent out.

Maintenance: Windi Holland

Bought Trash bags for outdoor garbages.

Sink installed at the rec center

Plants planted near the sign at the rec center.



Unfinished Business:

Pool Refresh

- Contract for the concrete work needs to be signed and a check needs to be cut for the down payment (\$15,780 down, \$78,900 total- it is possible that the end cost will be slightly less)

Property and fine status:

59 letters were sent out in April, we have been seeing improvements to some of these properties. 3 homes are in fine mode and 2 more will be added tomorrow.

Regarding the homes in violation: there is talk about having better notes on why they are in violation and what the status is of their violation. How are we tracking/how can we better track the history of residents in fine mode. Nancy Brewer says that there will be a page on the HOA website that only board members can access that will contain the fine letters.

Pool - will it open for the summer? We are not sure it will be able to, but if we do decide to open it Jason says it can be ready in just a couple of weekends, though we will be very tight on lifeguards.

Annual meeting docs - Jim has put these together Maria volunteered to stuff the envelopes and send them out. Jim is planning on re-running

New Business:

We need to mail out invoices.

Neighborhood clean up - June - postpone

There have been complaints from a resident in the Arbor Heights HOA regarding their neighbor - who is in our HOA - after reviewing these complaints we all agree that this is not an HOA issue, Jim to relay this information to her.

Creek on the side of Suzi McCrae's property (Lot 12) Elisa looked into this, it is considered Track B, 20ft wide, and HOA is responsible for the landscape. Windi to get a quote from Julien.

Nancy Brewer proposes we waive finance charges for all past due accounts, we decide that we can put a notice on the HOA website to contact the HOA if resident needs assistance, and then we would discuss the finance charges. 29 accounts are still not paid in full.

Meeting adjourned at 8:25

Submitted by: Suzi McCrae, Secretary

Cross Creek HOA

Next board meeting is scheduled for June 11th, 2020.