



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

December 8, 2022 Board Meeting Minutes

Meeting called to order at 7:00pm

Board Members Present: Jim Buckley, Cody Meyer, Naomi Hoffman, Mackenzie Mast and Tia Branstetter

Board Members Absent: Joel Wagstaff

Board Quorum: Yes

Approval of November Minutes: Yes, 1st Mackenzie Mast / 2nd Naomi Hoffman

Homeowner Attendance: 3

Homeowner Concerns/Comments:

- Tarp for covering pool covers during the winter. Pool cleaner progress is being researched to find appropriate type for our pool. Planting a Tree in Triangle area of green way. In next 3 months. Yes

PIPS:

- Lot 228 – Retaining wall: approved / 8 ft. fence: not approved, (6 ft fence: approved). Otherwise need more information.
- Lot 207 – decorate fence in front yard: not approved.
- Lot 59 – New patio cover on side of house: approved

Unfinished Business:

- Past due taxes checkpoint – New Tax Accountant hired. Reconciled Taxes 2018, 2020 and will be done by end of month. Rates are cheaper than previous accountant. Thank you Naomi!
- HB 2534 – governing documents can not contain discriminatory language. Check with lawyer to make sure By-Laws are up to par: \$750 Review documents and file certificate. And, or \$1250 if amendment required: could be more: Approved \$1500 to review first: 1st Mackenzie Mast / 2nd Tia Branstetter
- RV Lot billing entry and exit – Coming In: Prorated / Exiting: No refund (RV LOT Paperwork)

New Business:

- W2 sent in January
- Approve budget in February meeting – Draft in January: Rec Center and RV needs, etc.
- Cross Creek Village mail tampering issues – Mail boxes were broken into

President: Jim Buckley

None

Vice President: Cody Meyer

Checks and balances of chemicals are mostly good but need to take sample to Apollo.

Treasurer: Naomi Hoffman

December Treasurer's Report:

Balance Sheet as of December 26, 2022:

Checking: \$63,266.70

Money Market: \$18,959.87

Reserve: \$24,560.97

Total: \$106,787.54

Income: \$18,821.45

Expenses for November 2022 were: \$3,216.56

Some expenses in detail:

Attorney annual retention fee: \$150

PGE- \$24.77

Payroll: \$398.25

NW Natural- \$16.88

Microsoft: \$8.25

Insurance: \$351

Landscaping: \$1705

Total outstanding dues/finance charges/rv lot/rental for this FY: \$37,546.50

(more than last month because of finance charges)

\$6920.23 dues/fees/rv lot were paid in the last 30 days!

107 homes have not paid dues for 2022 which is 35%

Rec. Center/RV Lot: Mackenzie Mast

Rec center / RV lot – Rental for Christmas and Code on RV lot lock change, 2 spots not paid, 2 spots need paperwork filled out, spot numbers need cleaning.

Property Standards:

None

Maintenance: Joel Wagstaff

None

Homeowner Comments:

Leaves on Rosa Road need to be picked up/cleaned by homeowners. Pool electric outlet is loose and wiggles. Shout out to Homeowner Alicia! Thank you for helping a neighbor who had fallen and needed assistance.

Meeting Adjourned at 8:57pm: 1st Tia Branstetter / 2nd Mackenzie Mast

Submitted by: Tia Branstetter Secretary

Next board meeting is scheduled 7pm on January 12, 2023 at the Rec Center