



## **April 10, 2025 Board Meeting Minutes**

Meeting called to order at 7:07 pm

Board Members Present: Cody Meyer, Molly Holmes, Melissa Currier, Amy Hofrock, Missy Villa and Tia Branstetter

Board Members Absent: Brett Rezewski

Board Quorum: Yes

Approval of 2025 January minutes with corrections: Approved 1<sup>st</sup> Brett Rezewski / 2<sup>nd</sup> Tia Branstetter

Homeowner Attendance: 6

### **Owner Forum:**

- Owner comments – There was an interest in producing a Newsletter to inform neighbors of upcoming events that can be distributed to their doorsteps. (possibly quarterly) This could help inform homeowners of upcoming events and may not have internet access. Janis Cavanaugh has stepped up to help produce an informative flier to hand out to Cross Creek homeowners. Thank you for your help with this Janice. Also there was mention of a home owner who may be interested in taking on the Neighborhood yard sale. The date would coincide with the Deline HOA yard sale date on June 21 & 22. Maybe get a committee together to help plan.
- Property Improvement Proposal – No property improvements turned in.

### **Unfinished Business:**

- Annual meeting – April 17, 2025 at 7:30 pm with meet and greet at 7pm. Three board positions are open. Put on website to let neighbors know. A motion was made to buy cookies and water for Annual board meeting of \$75 Approved 1<sup>st</sup> Cody Meyers / 2<sup>nd</sup> Molly Holmes
- Pool lift – Brett is still working on this.
- Cloud/HOA software – Missy will work on getting this up and running during this month. It will take time to add emails so we all can take advantage of this new software. PAY HOA
- RV Lot – Still working on getting a Tow company to take it from lot.
- Asphalt paths and parking lot – Still working on this to get the areas that are in need of repair.
- Property Standards – Tabled until 2026 vote. The board discussed this and decided to write up a draft for adding language on displaying flags to Article VIII. There will need to be a vote to pass the part that would be added for clarity. Approved 1<sup>st</sup> Cody Meyers/ 2<sup>nd</sup> Missy Villa. (5Aye, 2 nay) This will need to go out thirty days in advance. There was a vote to veto motion on flags until next year to get this out for a vote in a timely matter. Approved 1<sup>st</sup> Melissa Currier / 2<sup>nd</sup> Tia Branstetter (5 aye, 1 nay, 1 absent)

### **New Business:**

- Pool Rules – Keep the same as last year, Pool will open June 14<sup>th</sup> and close September 1<sup>st</sup>.

- Lifeguards – We are in need of life guards this year. If you know of anyone who might be interested in a summer job please send them our way. There was a motion for an incentive for the lifeguards. If the Lifeguard stays the whole pool season they may receive a \$200 bonus to help offset cost of getting certified by **Red Cross Lifeguard or American Lifeguard Association**. (Renewal is every two years) Approved 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Melissa Currier.
- Pool schedule is in the works and will be close to last years

**President: Cody Meyer**

I have been busy getting ready for the Annual board meeting mailing out Annual letters and reviewing the CCHOA bylaws to try and add clarity to Article 8 which has been tabled. I am also going to work on getting the areas of pathways that needs to be replaced or have overlay before summer with the \$3200 that was approved. I will also work on trying to find a tow company to get a RV towed from the lot.

**Vice President: Brett Rezewski**

Not present

**Maintenance: Melissa Currier**

My goals are to get chips for the play areas that are low. I also have been picking up and maintaining the garbage that has been dumped on the street.

**Treasurer: Missy Villa**

I will be working on getting PAY HOA up and running.

**March 2025 Treasurer's Report:**

**Balance Sheet as of April 10, 2025:**

Checking: \$107,226.35  
 Money Market: \$ 18,978.37  
 Reserve: \$ 24,584.99  
**Total: \$150,789.71**

**Money In for the last 30 Days: \$10,631.06**

**Money Out for the last 30 Days: \$ 3,877.16**

**Subscriptions:**

Ionos (Email) - \$15  
 Microsoft 360 - \$8  
 Quickbooks - \$136

**Utilities:**

TVWD - \$132  
 NW Natural - \$74  
 Ziply Fiber - \$60  
 PGE - \$374  
 Ooma - \$19  
 Waste Management - \$96

**Maintenance:**

Barrier pest control - \$35

**Operational/Payroll:**

Bookkeeper - \$332  
 State Farm - \$352  
 Oregon Dept of Revenue - \$6  
 IRS - \$27

**Total outstanding dues/finance charges/RV lot/rental for this FY: \$16,121**

**Dues/fees/RV lot were paid in the last 30 days: \$10,261**

**Rec. Center / RV Lot: Molly Holmes**

The rec center has been rented and so far it has been pretty smooth. The RV lot has been a struggle to find a company that is comfortable with towing a RV out of the lot.

**Property Standards: Amy Hofrock**

I have had 66 issues and 95% of them have been taken care of by sending a letter. (That was 29 lots that had more than 1 issue) Two were fined and one is ongoing. I had 90% of these were referred to me and 10% was by myself. A neighbor commented and said the neighborhood looks nice and tidy.

Meeting Adjourned at 8:43 pm Approved 1<sup>st</sup> Cody Meyers / 2<sup>nd</sup> Missy Villa

Submitted by: Tia Branstetter, Secretary

**Next Board Meeting is scheduled for May 8, 2025 in the Rec Center at 7 pm**