



May 8, 2025 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board Members Present: Cody Meyer, Milos Baslovac, Missy Villa, Molly Holmes, Cody Vallely, Muffy Vasale and Tia Branstetter

Board Quorum: Yes

Approval of 2025 March Minutes: Approved with description 1st Molly Holmes / 2nd Amy Hofrock

Approval of 2025 April Minutes: Approved 1st Molly Holmes / 2nd Tia Branstetter

Homeowner Attendance: 4

Homeowner Concerns/Comments:

- A huge "THANK YOU" to Brett Rezewski, Melissa Currier, and Amy Hofrock. We appreciate all that you have done while serving on the Cross Creek HOA board. The pool, basketball court, and our neighborhood has benefited from the hard work you all have put in.

PIPS:

- No property improvement proposals turned in.

Unfinished Business:

- Board Positions filled
 - President – Milos Baslovac
 - Maintenance – Cody Vallely
 - Recreation Center/RV Lot – Molly Holmes
 - Secretary – Tia Branstetter
 - Vice President – Cody Meyers
 - Treasurer – Missy Villa
 - Property Standards – Muffy Vasale
- Pool Lift – Continuing to work on finding one.
- Cloud/HOA software – Coming soon! Hopefully by June first. There will be forms available to download or fill out, send emails, account balances, and get information. Also send out notices.
- RV Lot – Invoices will be sent out next month.
- Asphalt paths and Parking lot – Cody M. will work on getting more quotes for this project.

New Business:

- Open discussion – Look at incentives to get more volunteer board members.
- News letter for Homeowners, upcoming events and other information.
- Pool needs new covers

President: Cody Meyer

I have been busy and have done minimal this month.

Vice President: Brett Rezewski

I worked on getting all the pool room equipment back in to the room. Chlorine was low. I also

contacted the lifeguards to see if any were interested in this summer working at the pool. I also have contacts to give the next Vice President to call.

Maintenance: Melissa Currier

The Landscapers put the dog waste bags in the yard debris and they need to transfer 2-3 bags over to the pet waste bin. The big black bags are thick and go into the pet waste receptacle. (Just a heads up)

Treasurer: Missy Villa

I have been busy with the set up of HOA PAY and getting it up and running.

May 2024 Treasurer's Report:

Balance Sheet as of May 9, 2024:

Checking: \$95,566.49

Savings: \$18,969.74

Reserve: \$24,573.77

Total: \$139,110.00

Expenses for March 15 – April 11 were \$6509

Subscriptions:

Ionos (Email) - \$9

Microsoft - \$8

Quickbooks - \$153

Utilities:

TVWD - \$332

NW Natural - \$33

Ziply Fiber - \$54

PGE - \$299

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1705

Ron's Heating & Cooling - \$360

Waste Management - \$92

Payroll:

Bookkeeper - \$751 (Kathy)

Operational:

State of Oregon - \$97

State Farm - \$336

IRS - \$312

Saif (Oregon Workers Benefit Fund) - \$481

Misc Expenses:

Annual Meeting Mailer - \$449.80

Total outstanding dues/finance charges/RV lot/rental for this FY: \$27,354

Dues/fees/RV lot were paid in the last 30 days \$4400

Rec. Center/RV Lot: Molly Holmes

Rec center: None RV lot: RV space dues that are not paid will result in removal in 30 days.

Property Standards: Amy Hofrock

A vacant house on Wright street needed some cleaning so I talked to the owner and it was taken care of.

Homeowner Comments:

None

Meeting Adjourned at 9:06 pm 1st Tia Branstetter / 2nd Cody Meyers

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for June 12, 2025 at 7 pm in the Rec Center