



August 14, 2025 Board Meeting Minutes

Meeting called to order at 7:06 pm

Board members present: Cody Meyers, Missy Villa, Muffy Vasale and Tia Branstetter

Board members not present: Molly Holmes, Cody Vallely and Milos Baslovac

Board Quorum: Yes

Approval of 2025 July Minutes: Approved 1st Cody Meyers / 2nd Muffy Vasale

Homeowner Attendance: 1

Homeowner Concerns/Comments:

The restrooms need to be freshened up, sanitized after the pool season and look into updating with needed repairs and potential ADA accessibility. There was a homeowner who asked about another pet waste deposit receptacle. We currently have three.

PIPS:

- Lot 246 would like to add a greenhouse to the backyard. Approved: 1st Tia Branstetter / 2nd Missy Villa.

Unfinished Business:

- Pool Lift – Still tabled but going to work on in up coming months.
- Cloud/HOA software – Trying to figure out emails to end Ionos.
- RV Lot – The RV that is waiting for removal will be removed in 30 days.
- Asphalt paths and Parking lot – This will be a fall project.
- No mans land / not using pesticide for weed abatement – A & J landscaping is set up to knock down weeds in no mans land 8 am on 8/16/25. Homeowner request to not use Round up/crossbow and use a more safe alternative. We need to get a quote for the RV lot and no mans land without Pesticides and get a clarification on a bid to do monthly or once a year. It would be great to have all board members input on this.
- Rec center Roof – Cody V. is currently working on getting more bids for this project.
- Movie Night – There will be a movie night on August 22, 2025 with doors opening at 7:30 pm and the movie “Inside Out 2” starting around 8:15 pm. Popcorn, candy, soda and water will be supplied. Set up is at 5:30 pm. Sent out email on Pay HOA to blast it. We also have a blow up screen. We will have 2 lifeguards onsite until 10pm.
- National night out was great. We had about 80 to 100 homeowners in attendance along with Washington County Sheriffs officers and Tactical team in an armored vehicle that was a hit. There was also an officer that brought his police motorcycle for viewing. Burgers and hot dogs were served as well as side dishes from our neighbors. There water and soda were provided and a cold treat. It was a great time to see everyone out and about on such a hot day.

New Business:

- Open discussion – There was a homeowner that had tripped on one of the bridges and because Safety to all our neighbors is top priority we immediately got a quote for repair on all three bridges. Online quote from Heritage Build Co. was \$5,506.50. There was a motion to replace all the boards on all three bridges. Approved: 1st Cody Meyers / 2nd Cody Vallely all in favor (7 ayes and 0 nays)

President: Milos Baslovac

Not present

Vice President: Cody Meyer

I will continue to work on pool to keep pool chemicals in balance. We had a visit from the Health inspector twice. We need to have the phone at the desk with a sign and more pool signs Phone at desk. Record PH every time we do a chlorine test. Pool closes September 1, 2025. We will winterize the pool on the weekend after labor day.

Maintenance: Cody Vallely

I cut low hanging branches and scheduled A & J landscaping clean up on Saturday. I replaced the furnace filter, replaced the broken sprinkler and replaced loose boards on the bridge but it needs more than just that. What about too much water when sprinklers are on causing flooding in an area.

Treasurer: Missy Villa

Looking at phasing out Ionos and options on a Web server for emails at a decent price. We need a better system. I wanted to give a shout out to Alicia Meyers for the Great Job she is doing as the Cross Creek HOA Bookkeeper.

June 2025 Treasurer's Report:

Balance Sheet as of June 12, 2025:

Checking: \$117,135.95

Savings: \$18,979.94

Reserve: \$24,587.04

Total: \$160,702.90

Money in for the last 30 Days: \$13,962.36

Money out for the last 30 Days: \$3,619.86

Subscriptions:

Ionos (Email) - \$15

Microsoft 360 - \$8

Quickbooks - \$140

Pay HOA - \$229

Utilities:

TVWD - \$132

NW Natural - \$28

Ziply Fiber - \$60

PGE - \$188

Ooma - \$19

Waste Management - \$100

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1720

Apollo Pools - \$662

Operational/Payroll:

Bookkeeper - \$580

State Farm - \$352

OR Dept of Revenue & IRS - \$154

Invoice Mailing (via Pay HOA) - \$395

Total outstanding dues/finance charges/RV lot/rental for this FY: \$29,639

Dues/fees/RV lot paid in the last 30 days \$2609

Rec. Center/RV Lot: Molly Holmes

Not present

Property Standards: Muffy Vasale

I walked around 50-60% of the neighborhood and noticed there were a lot of weeds in yards this time of year. There was also a ad sign in a common area that needs to be removed. I will call and let the advertising company know to remove it. (send reminders about weed growth this time of year, 263 houses)

Homeowner Comments:

One comment was on can we have a seed library put up to exchange seeds? Put in a PIP as to where it can be set up.

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

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for September 11, 2025 at 7 pm in the Rec Center