



## January 11, 2024 Board Meeting Minutes

Meeting called to order at 7:10 pm

Board Members Present: Cody Meyer, Mackenzie Mast, Molly Holmes, Missy Villa, and Tia Branstetter

Board Members Absent: Debi Cornell and Patrick Mowery

Board Quorum: Yes

Approval of December Minutes: Approved with correction -1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Missy Villa

Homeowner Attendance: 4

### Homeowner Concerns/Comments:

- It was great to meet some of our new neighbors, William, Allie and Forrest! Welcome to Cross Creek!

### PIPS:

- None

### Unfinished Business:

- Budget FY25 discussion next meeting
- Basketball fence posts need to be replaced: still waiting on bids
- Monthly financial: Kathy has worked on our lapsed 501c3 status by contacting the IRS office and filling out paperwork to be renewed

### New Business:

- Reserve Study Not enough info - looking into it.

### President: Cody Meyer

I will work on letters to be sent out to homeowners. Checked chemicals and need Chlorine also we are in no need for acid. During cold weather pumps need to be checked more often.

### Vice President: Mackenzie Mast

None

### Maintenance: Molly Holmes

AJ Landscaping auto pay had lapsed 3 months ago but was reset to begin auto pay again. B-ball court posts replacement is waiting on bids. Paths also need some attention.

**Treasurer: Missy Villa**

WiFi is installed and set up access only during pool hours also there will be an access point for lifeguards, and set safety for young users

**Rec. Center/RV Lot: Debbie Cornell**

Rec center: None - RV lot: Vice President Mackenzie sent RV list, archived data with occupied lots to Bookkeeper

**Property Standards: Patrick Mowery**

None

**Homeowner Comments:**

Ideas for neighbors getting out and meeting our neighbors who live in our community here in Cross Creek. How about a Pickle ball court, monthly Bunco games, Puzzles or other great ideas from our Homeowners. It would be exciting to see our neighborhood connecting together.

Meeting Adjourned at 8:27pm: 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Molly Holmes

Submitted by: Secretary, Tia Branstetter

Next board meeting is scheduled 7pm on February 8<sup>th</sup>, 2024 at the Rec Center



## February 8, 2024 Board Meeting Minutes

Meeting called to order at 7:00 pm

Board Members Present: Cody Meyer, Patrick Mowery, Molly Holmes, Missy Villa, and Tia Branstetter

Board Members Absent: Debi Cornell and Mackenzie Mast

Board Quorum: Yes

Approval of 2024 January minutes: Approved 1<sup>st</sup> Tia Branstetter / 2<sup>nd</sup> Patrick Mowery

Homeowner Attendance: 3

### Homeowner Concerns/Comments:

- Creek & Landscaping issues-AARP Website Community challenge give out large Grants
- A Homeowner found a can of Old Spice deodorant on her doorstep.
- A fire extinguisher was vandalized and reported to police

### PIPS:

- None

### Unfinished Business:

- Budget FY25 / clean up
- Basketball fence posts need to be replaced: Waiting on bids
- Monthly financial: 2022 Taxes are filed
- Reserve Study: Tabled

### New Business:

- Tree by tennis courts: Patrick removed it and the stump is left in.
- Pump Room: the water main leak is fixed but the sheetrock and insulation needs to be replaced, Need to get bids Working on this and will post this to website when finished

### President: Cody Meyer

Send out letter to homeowners through mailing service, Checked pool chemicals, good

### Vice President: Mackenzie Mast

None

### Maintenance: Molly Holmes

4 vertical posts on basketball court and 3 top boards also cross beams may need replacement bid

for all is \$2900 Still waiting on a second bid. Worked on tree removal at tennis courts. It was removed so bid was canceled. Now working on getting a pump room wall replacement bid.

**Treasurer: Missy Villa**

February 2024 Treasurer's Report:

Balance Sheet as of February 7, 2024:

Checking: \$99,026.79

Savings: \$18,967.42

Reserve: \$24,570.76

Total: \$142,564.76

Expenses for January 12 - February 7 were: \$1,625

Some expenses in detail:

PGE - \$295

Payroll - \$25

Ionos (Email) - \$129

Quickbooks - \$153

NW Natural - \$124

Microsoft - \$8

Insurance - \$336

A&J Landscaping - \$1705

Barrier pest control - \$35

IRS - \$519

Intuit - \$153.00

Total outstanding dues/finance charges/RV lot/rental for this FY:

\$29,543

\$2,838 dues/fees/RV lot were paid in the last 30 days

**Rec. Center/RV Lot: Debbie Cornell**

Rec center: None RV lot: None

**Property Standards: Patrick Mowery**

Made a new notification letter and also follow up on property standards reminders to send out

**Homeowner Comments:**

Pickle ball courts would be a nice addition to our tennis courts.

Meeting Adjourned at 8:38pm: 1<sup>st</sup> Cody Meyer / 2<sup>nd</sup> Molly Holmes

Submitted by: Tia Branstetter Secretary

Next board meeting is scheduled 7pm on March 14<sup>th</sup>, 2024 at the Rec Center



## March 14, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board Members Present: Cody Meyer, Mackenzie Mast, Missy Villa, and Tia Branstetter

Board Members Absent: Debi Cornell, Patrick Mowery, and Molly Holmes

Board Quorum: Yes

Approval of 2024 March Minutes: Approved 1<sup>st</sup> Cody Meyer / 2<sup>nd</sup> Mackenzie Mast

Homeowner Attendance: 9

### Homeowner Concerns/Comments:

- Thank You Jim Holland for setting the clock to DST in the Rec center.

### PIPS:

- Couldn't find a PIP that was dropped in mail drop at rec center. Roof on shed will match house. Pending design

### Unfinished Business:

- Budget FY25
- Basketball fence posts need to be replaced: We have one bid and waiting on a second bid.
- Tennis court second exit and rotten top rail: Postponed to next meeting.
- Monthly financial:
- Reserve Study: Tabled

### New Business:

- Pump Room: the water main leak is fixed but the sheetrock and insulation needs to be replaced, Need to get bids Working on this and will post this to website when finished
- Pool Rules, schedule and open date: Next meeting.
- New Bookkeeper: Kathy Trammel is stepping down as bookkeeper. We will need to look for a new bookkeeper. Thank you Kathy for your dedicated time and help to bring our CCHOA up to date on so many accounts. You rocked it and you will be missed.

### President: Cody Meyer

Worked on typing up and mailing out Letters to homeowners. Checked pool chemicals, good.

### Vice President: Mackenzie Mast

None

### Maintenance: Molly Holmes

Worked on getting two bids for BB court fence and post replacement, also one bid on the Tennis court gate.

**Treasurer: Missy Villa**

National Night out is Scheduled for August 6<sup>th</sup> 2024

**March 2024 Treasurer's Report:**

Balance Sheet as of March 14, 2024:

Checking: \$96,668.52

Savings: \$18,968.17

Reserve: \$24,571.73

Total: \$140,208.42

**Expenses for January 12 - February 7 were: \$1,625**

**Subscriptions:**

Ionos (Email) - \$9

Microsoft - \$8

Quickbooks - \$153

**Utilities:**

TVWD - \$1234(water Leak)

NW Natural - \$124

Ziply Fiber - \$126 (Feb & Mar payments)

PGE - \$490\*

\*looking into why this is so high, it's possible it was during the ice storm when we had heat cranked up to dry things outstanding

**Maintenance:**

Barrier pest control - \$35

A&J Landscaping - \$1705

**Payroll:**

Bookkeeper - \$760 (Feb & Mar payroll)

**Operational:**

State of Oregon - \$100 (deposited on 2/14, should reinstate our nonprofit status)

State Farm - \$336

IRS - \$519

Saif (Oregon Workers Benefit Fund) - \$882 (Feb & Mar)

**Total outstanding dues/finance charges/RV lot/rental for this FY:**

\$29,161

**\$1180dues/fees/RV lot were paid in the last 30 days**

**Rec. Center/RV Lot: Debbie Cornell**

Rec center: None RV lot: None

**Property Standards: Patrick Mowery**

None

**Homeowner Comments:**

Pathways need attention and also maybe make them wider. Neighbors fences along paths are in need of repair/replacement. Pool tiles need to be cleaned this year during pool use. Facebook page will have link to pool hours when they are decided. Thank you to all home owners who were present at the monthly meeting.

Meeting Adjourned at 8:04 pm: 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Missy Villa

Submitted by: Tia Branstetter Secretary

Next board meeting is scheduled at 7 pm April 11<sup>th</sup>, 2024 in the Rec Center

Next Annual Meeting is scheduled at 7:30 pm April 18<sup>th</sup>, 2024 in the Rec Center



## April 11, 2024 Board Meeting Minutes

Meeting called to order at 7:04 pm

Board Members Present: Cody Meyer, Mackenzie Mast, Missy Villa, Patrick Mowery, Molly Holmes, and Tia Branstetter

Board Members Absent: Debi Cornell

Board Quorum: Yes

Approval of 2024 March Minutes: Approved with corrections 1<sup>st</sup> Mackenzie Mast / 2<sup>nd</sup> Molly Holmes

Homeowner Attendance: 13

### Homeowner Concerns/Comments:

- none

### PIPS:

- Lot 246 putting a Roof on shed that will match house. Approved
- Lot 60 is painting house. Approved

### Unfinished Business:

- Annual Meeting April 18<sup>th</sup> at 7pm. Cody will pick up snacks. We have 22 proxies and need 31. Some of the letter were returned so we will hand deliver those to homeowners.
- Basketball fence posts need to be replaced. This is on hold currently checking into more information on material and cost.
- Tennis court second exit and rotten top rail to replace and add a second exit to the court for safety the First bid was at \$20,102.00
- Monthly financial is reconciled through March 2024 and Quickbooks database cleaned up.
- Pump Room: the water main leak is fixed but the sheetrock and insulation needs to be replaced, working on getting bids by fall, before the winter.
- Pool Rules, schedule and open date: Pool rules will stay the same. The schedule will be adjusted slightly. They will be posted on the website. Open date is June 15, 2024.
- Getting the Pool ready for opening on or around May 26<sup>th</sup>
- New Bookkeeper: There is one interested with an interview pending.
- Reserve Study: Tabled, basically it is for working on getting a base assessment of our assets in the HOA for cost effectiveness.

### New Business:

- Open discussion:
- Pool swim schedule was discussed in depth. Mostly about family swim and open swim and what that might entail.
- Invoices will go out in May.
- Secure front door lock also re-keyed to our locks: \$300 approved 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Mackenzie Mast

**President: Cody Meyer**

I checked pool chemicals and had enough for now, but we are almost out of chlorine and the acid is out.

**Vice President: Mackenzie Mast**

I contacted the applicant for the bookkeeper position to set up time for interview.

**Maintenance: Molly Holmes**

Right now I have been looking into other landscaping companies for our HOA to see if the cost is more competitive. I also mailed our landscapers about the weeds on the island area.

**Treasurer: Missy Villa**

I have one drive up and running and the 501c3 status is reinstated.

**April 2024 Treasurer's Report:**

Balance Sheet as of April 11, 2024:

Checking: \$96,079.03

Savings: \$18,968.97

Reserve: \$24,572.77

Total: \$139,620.77

**Expenses for March 15 – April 11 were \$3375**

**Subscriptions:**

Ionos (Email) - \$9

Microsoft - \$8

Quickbooks - \$153

**Utilities:**

TVWD - \$126

NW Natural - \$98

Ziply Fiber - \$60

PGE - \$0\*

**Maintenance:**

Barrier pest control - \$35

A&J Landscaping - \$1705

Ron's Heating & Cooling - \$360

**Payroll:**

Bookkeeper - \$750.66

**Operational:**

State of Oregon - \$97

State Farm - \$336

IRS - \$312

Saif (Oregon Workers Benefit Fund) - \$481

**Total outstanding dues/finance charges/RV lot/rental for this FY:**

\$27,271

**\$2338.64 dues/fees/RV lot were paid in the last 30 days**

**Rec. Center/RV Lot: Debbie Cornell**

Rec center: None RV lot: None

**Property Standards: Patrick Mowery**

I toured our neighborhood and noticed that there were some Lots that needed to fix or repair fences

and other things that need attention. I am going to send letters to notify the homeowners.

**Homeowner Comments:**

A homeowner asked when lifeguards need to apply for the pool lifeguard positions and that will soon in May. If you were a lifeguard last year and plan on returning let us know. Email us on the website or let one of our board members know. Thank you!

Meeting Adjourned at 8:43 pm: 1<sup>st</sup> Patrick Mowery / 2<sup>nd</sup> Mackenzie Mast

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled at 7pm May 9, 2024 in the Rec Center



**Annual Meeting Minutes  
April 18, 2024**

Meeting called to order at 7:33 pm

Board Members Present: Cody Meyer, Mackenzie Mast, Molly Holmes, Missy Villa, Patrick Mowery, and Tia Branstetter

Board Member absent: Debi Cornell

Approval of 2023 Annual Meeting Minutes: Yes, with corrections: 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Tia Branstetter

Quorum: Yes

Homeowner Attendance: 18

**Election of Board Members:**

- Proxies Counted 32
- Nominations: Cody Meyer, Tia Branstetter, Amy Hofrock, Brett Rezewski, and Melissa Currier
  - Cody Meyer - 51 votes
  - Tia Branstetter - 50 votes
  - Amy Hofrock - 46 votes
  - Brett Rezewski - 45 votes
  - Melissa Currier - 44 votes

The board had four positions open and we are excited that we had five interested Homeowners nominated. Thank you! Positions will be assigned at next Homeowners Board meeting on May 9, 2024 at 7 pm.

**Business:**

- Reserve Study: Looking ahead at assets to see what may need future repairs and costs for those repairs. We need to have realistic numbers that will be helpful for possible dues increase for next year's operation.

**Board Members Report (Committees, Homeowners)**

- HOA Dues are mailed out or emailed. (if signed up for email invoice) They are mailed out in June and due by November 15, 2024.
- News letter information online has not been updated for some time.
- We are looking for a homeowner interested in learning how to be a pool staff support person. This is a volunteer position for the summer if anyone would like to help out.
- The House-less person was moved to a more suitable environment.

**PIPS:**

- Before doing Home improvements in the neighborhood please fill out a PIP. Property Improvement Proposal. These are obtainable on the website or in the Rec center by the bookshelf. You can drop them in the mail drop on the outside of building or bring them to the meetings on the Second Thursday of the month.

We would like to give a huge “THANK YOU” to Jim and Elisa Buckley for their time and service to the Cross Creek HOA. They have so much insight and have given their time to help the Board with questions and support. Elisa worked on the new website to get it up and running and continue managing the website. She also handled the pool Administrative duties for the year and will help out with pool operations this year.

Meeting Adjourned at 8:28 pm 1<sup>st</sup> Cody Meyer / 2<sup>nd</sup> Mackenzie Mast

Submitted by Tia Branstetter

Next Annual Board Meeting April 17, 2025 at 7:30 pm in the rec center 7pm (meet and greet)



## May 9, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

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

Board Quorum: Yes

Approval of 2024 April Minutes: Approved 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Missy Villa

Homeowner Attendance: 2

### Homeowner Concerns/Comments:

- none

### PIPS:

- None

### Unfinished Business:

- Board Positions filled
  - President – Cody Meyer
  - Maintenance – Melissa Currier
  - Recreation Center/RV Lot – Molly Holmes
  - Secretary – Tia Branstetter
  - Vice President – Brett Rezewski
  - Treasurer – Missy Villa
  - Property Standards – Amy Hofrock
- Basketball fence posts need to be replaced. Postponed until fall so we can get more bids and decide on pricing with a licensed and bonded company.
- Tennis court second exit and rotten top rail. Top rail is taken care of at the moment. Budget is tight and second exit will be added when we move on all fences.
- Monthly financial is reconciled Monthly. Statements need to be sent out on June 1<sup>st</sup>. Also if paying dues with Zelle please keep in mind it may take time for it to process.
- Pump Room: the water main leak is fixed but the sheet rock and insulation needs to be refreshed in the fall after pool closes. Working on bids before the winter starts.
- Pool Rules, schedule and open date: Pool rules and times will be posted on the website. Open date is Saturday, June 15, 2024.
- Reserve Study: Work on a quote for next months meeting

### New Business:

- Open discussion:
- News letter for Homeowners, upcoming events and other information.
- Pool needs new covers

### President: Cody Meyer

I checked pool chemicals and need to pick up more chlorine and the acid is low.

### Vice President: Brett Rezewski

None

**Maintenance: Melissa Currier**

None

**Treasurer: Missy Villa**

The 501c3 needs a form filed to qualify for Tax exempt status.

**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: None

**Property Standards: Amy Hofrock**

None

**Homeowner Comments:**

None

Meeting Adjourned at 9:04 pm 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Brett Rezewski

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for June 13, 2024 at 7 pm in the Rec Center



## June 13, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

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

Board Quorum: Yes

Approval of 2024 May Minutes: Approved 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Molly Holmes

Homeowner Attendance: 2

### Homeowner Concerns/Comments:

- There is an exterior light burned out in front of the rec center building. There is also a cracked window that needs to be replaced.

### PIPS:

- Lot 117 is replacing siding with Hardy plank and painting house the color white/white trim. Pending more information.

### Unfinished Business:

- Pass down to new positions:
  - Property Standards / Amy Hofrock - There was little information passed down for this position due to being vacant for a couple of years but Cody has stepped up and helped with questions about parking permits which are on our website ([crosscreekhoa.org](http://crosscreekhoa.org))
  - Maintenance / Melissa Currier – Molly Holmes has passed her materials down to me and gave me information on many aspects of this position. I even toured no-mans land. So far it has been good.
  - Vice President / Bret Rezewski – Cody has been very helpful. I have done a crash course on pool maintenance and learned a lot in a short time. I took a water sample to Apollo pools to get approval for opening day. The heater for the pool also needs to be turned on 48hrs before opening day.
  - Rec Center & RV lot / Molly Holmes – Thanks to Elisa Buckley I got into the emails and found lots of interesting things. Both Rosa Park Condos and Cross Creek Village Condos can rent the rec center as well as the pool. I was also surprised that people wanted to rent a RV lot spot that were not a part of our HOA.
- Basketball fence posts need to be replaced. Postponed until fall so we can get more bids and decide on pricing with a licensed and bonded company.
- Tennis court second exit and rotten top rail. Budget is tight and second exit will be added when we move on all fences. Postponed until fall.
- Pump Room: the water main leak is fixed but the sheet rock and insulation needs to be refreshed in the fall after pool closes. Working on bids before the winter starts.
- Pool Rules, schedule and open date: They are posted on the website. Lifeguards in service training, also time to swim laps. Opening day Popsicles approved: 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Molly Holmes (Treasurer will pick up Popsicles)

- Reserve Study: Will reach out in July.

### **New Business:**

- No mans land clean up/branches were left on road way – Needs to be cleaned before July 4<sup>th</sup>. A bid from Amigos landscaping after verification \$3500. Approved: 1<sup>st</sup> Melissa Currier / 2<sup>nd</sup> Molly Holmes
- Pool lift - \$3000-\$5000 Manual or electric Apollo Pools will finalize quote. Looking at public funding or Grants that could help. There was discussion of a donation for this as well. There is also a need for a safe access into Rec center the restrooms as well need to have better accessibility ADA. Looking into prices etc.
- Pool filter to replace cartridge filters – Tabled for next meeting
- Dumpster for HOA clean up weekend – Waste Management: 30 cubic yard dumpster quote is \$450.00 plus additional fees for delivery, hauling, and disposal. Pride: 20 cubic yard junk removal flat fee depending on size of load.
- Next weekend June 23<sup>rd</sup> key given to early bird/late swimmers with a deposit for lap swim. Also there needs to be 2 people onsite during lap swim (not leisure swim). No minors. It is in the paperwork you sign. The insurance also states this for safety. Training for closing up after night lap swim is also needed for late Adult lap swimmers. Lap swim is from 8pm-9pm (**No Adult lap swim** on rental nights) this a trial run.

### **President: Cody Meyer**

I supported transitions into new positions. I also helped Brett with the pool duties. There was a leak in the pump house which I repaired. I am ramping up budget outlook, reserve study and increase of dues for future needs for continued safe operation of our HOA.

### **Vice President: Brett Rezewski**

I worked on learning all I can about pool care. I worked over 40 hrs getting the pool ready for opening day. I also watched “how to” videos to learn more.

### **Maintenance: Melissa Currier**

I was busy getting bids for no mans land and also looked into Voss construction on fencing.

### **Treasurer: Missy Villa**

A cell phone that 911 can use to pinpoint address in case of an emergency is also required by the State of Oregon. Cost is \$80.00 a month during pool season. Approved: 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Brett Rezewski

### **June 2024 Treasurer’s Report:**

#### **Balance Sheet as of June 13, 2024:**

Checking: \$106,198.43

Savings: \$18,970.54

Reserve: \$24,574.81

**Total: \$149,607.30**

**Expenses for May 10 – June 13 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

Apollo Pools - \$541

**Payroll:**

Bookkeeper - \$332

**Operational:**

State of Oregon - \$97

State Farm - \$336

IRS - \$312

Saif (Oregon Workers Benefit Fund) - \$481

Washington County Environmental - \$472

**Misc Expenses:**

**Total outstanding dues/finance charges/RV lot/rental for this FY: \$17,217**

**Dues/fees/RV lot were paid in the last 30 days \$20,097**

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

Rec center: All is good. RV lot: Send out RV info and dues

**Property Standards: Amy Hofrock**

I am currently looking at forming a committee of walkers to help cover the neighborhood area. I have observed lawns that need to be mowed with weeds, trees that need to be trimmed 7ft above sidewalks and common areas, and expired tags. Sending out letters to Lots 116, 168, 178, 233, 173 - tall grass/weeds. Lot 240 - trash cans in drive way. Lot 238 - utility trailer in driveway. Lot 174 - boat in street and tags not up to date.

**Homeowner Comments:**

A homeowner notice low hanging branches over the sidewalk in front of the parking area by the rec center. Another suggested sending out a friendly postcards to homeowners that may need help or are out of town to remind them of weeds or other things that need attention. Another homeowner asked about National night out and what the plan was. To find out more you could check with Missy Villa **National Night Out is on August 6<sup>th</sup>.**

Meeting Adjourned at 9:39 pm 1<sup>st</sup> Brett Rezewski / 2<sup>nd</sup> Cody Meyer

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for July 11, 2024 at 7 pm in the Rec Center



## July 11, 2024 Board Meeting Minutes

Meeting called to order at 7:08 pm

Board Members Present: Cody Meyer, Brett Rezewski, Amy Hofrock and Tia Branstetter

Board Members Absent: Missy Villa, Molly Holmes and Melissa Currier

Board Quorum: Yes

Approval of 2024 June Minutes with corrections: Approved 1<sup>st</sup> Amy Hofrock / 2<sup>nd</sup> Brett Rezewski

Homeowner Attendance: 5

### Homeowner Concerns/Comments:

Ken and Peggy Kirk suggested to form a group that would support the property standards position and also thought that a newsletter would be nice to inform residents of upcoming events that they may not know because they do not have internet access. There was a discussion of neighbors helping neighbors that need help. The center island on Rosa Road is looking a little messy. Several homeowners brought up a safety concern about a rat infestation in their neighborhood area near 207<sup>th</sup> Ct and Rosa DR and it really needs to be addressed. Also there are chickens on a property near there which adds to the problem. Lots 163 and 164.

### PIPS:

- Lot 117 is replacing siding with Hardy plank and painting house the color white/white trim. Approved.
- Lot 396 is painting house gray/white trim. Approved

### Unfinished Business:

- Monthly Financial -
- Basketball fence posts need to be replaced. Postponed to get bids for August meeting.
- Tennis court second exit and rotten top rail. Postponed to get bids for August meeting.
- Pump Room has a small leak in a water Spigot (rubber washer). It will hold out until pool is closed for the winter and then we can shut off the water without closing the pool.
- Reserve Study - Cody will be digging into finding a company and bring bids to the August meeting.
- No mans land clean up including branches left on Rosa road)was completed by Oasis Landscaping which we paid.
- Pool lift - Apollo Pools quoted \$8000 for a battery operated lift. Getting a Quote from Neptune and should have it by tomorrow. Still looking at public funding or Grants that may help with costs. Hoping to finalize by next pool season.
- Sand filters to replace cartridge filters - We need to check the layout of the filter room. Tabled
- Dumpsters - Tabled until August. Future projection maybe Spring and Fall.
- National night out - Is on August 6<sup>th</sup> and \$600 is motioned for food/supplies for the day. Approved 1<sup>st</sup> Bret Rezewski / 2<sup>nd</sup> Tia Branstetter (Set up starts a 4pm)

**New Business:**

- Guest limit at pool - Guest limit at the pool is 6 guests. Approved 1<sup>st</sup> Cody Meyer / 2<sup>nd</sup> Amy Hofrock. Let the lifeguards and Elisa Buckley know so it can be updated on the website.
- Open discussion - Bathroom stall trim is coming off and is in need of a latch to close. Cody will fix this but these bathrooms are outdated and need refreshing.

**President: Cody Meyer**

I helped out with the pool chemicals and will be digging into the budget to see where we are at currently. I am also looking into Reserve study percentages on the last reserve study we had done.

**Vice President: Brett Rezewski**

I have been checking the pool chemicals, the PH was low and the chlorine was good. I am still working on getting more pool lift info and quotes.

**Maintenance: Melissa Currier**

I was emailed about ants in the rec center and emailed Barrier . (They come quarterly) Oasis landscaping Quoted \$250 to spray weeds and clean them out in the RV lot.

**Treasurer: Missy Villa**

So far we have 33% dues paid this year. The Zelle payments are coming in.

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

Rec center: N/A RV lot: N/A

**Property Standards: Amy Hofrock**

I am continuing to work on community engagement to be proud of our neighborhood. Lot 161 Lael Morris was nominated for a great neighbor. I also have been walking the neighborhood and noticed yards that need tending to. I think that communicating with the past property standards person(s) would greatly help with understanding how this all works.

**Homeowner Comments:**

None

Meeting Adjourned at 9:30 pm 1<sup>st</sup> Amy Hofrock / 2<sup>nd</sup> Brett Rezewski

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for August 8, 2024 at 7 pm in the Rec Center



## August 8, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

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

Board Quorum: Yes

Approval of 2024 July Minutes with corrections: Approved 1<sup>st</sup> Amy Hofrock / 2<sup>nd</sup> Melissa Currier

Homeowner Attendance: 5

### Homeowner Concerns/Comments:

A homeowner asked about using turf instead of grass. That is a good question and we can look into finding information on this idea. National Night out was once again a great event. It is always fun to meet neighbors and enjoy the annual BBQ with extras brought by everyone. A giant "Thank you" to Missy Villa for your amazing organization skills. Plus a Thank you to all the neighbors who pitched in to help get things ready to go.

### PIPS:

- Lot 396 wanted to change the first approved color to gray/black trim instead of white/natural stone trim, Approved
- Lot 59 is replacing cedar fence same height, replacing retaining wall is under 3ft (Washington county)
- Lot 30 is painting house white/black trim. Approved
- Lot 412 is building a two level patio with a sun room on upper level with rolling screens. And a Pergola painted Gray /black to match house. Permit was acquired (because of attachment to house)

### Unfinished Business:

- Monthly Financial -
- National Night out debrief: Thank you Missy for orchestrating this another year. We had a large amount of Washington County Sheriff department show up this year and 70 to 80 neighbors. Next year maybe we need to get the signs out three weeks earlier to announce the date/time of the event. This year
- Basketball fence posts need to be replaced. Two bids are pending from Spearhead Construction and one from Voss Construction. Measurements were taken. Now waiting for companies to give quotes.
- Tennis court second exit and rotten top rail. Waiting on quotes.
- Pump Room is also waiting for quotes.
- Pool lift – Table until pool season is over. (quote for a lift was \$13,000 installed)
- Sand filters to replace cartridge filters - We need to check the layout of the filter room. Tabled until pool season is over.
- Reserve Study – Looking at a company to get a quote. Trying to make sure we have enough

funds to cover future expenses. (costs vs spending) This will help determine if an increase is needed.

**New Business:**

- Open discussion – Digital file for resources to store on Microsoft account. Move forward to get 365 Microsoft account with Cloud. Or HOA software: monthly fee, everything would be stored in on spot. This would be good when handing off roles to new members of the board. We do have one drive.
- End of the year Movie/Float company. The cost is \$750.00. It covers the Movie, screen, and license. The movie is showing on August 30<sup>th</sup> starting at 5pm. Without license there is a fine for \$250,000. Oregon law states that there should be no food within four feet of pool edge. Lifeguards need to be present. Approved - 1<sup>st</sup> Cody Meyers / 2<sup>nd</sup> Missy Villa
- Closing pool Labor day

**President: Cody Meyer**

I have been looking at how much the HOA netted this year \$32,000 compared to the past year 40,000. I am currently working on getting a reserve study.

**Vice President: Brett Rezewski**

I have been checking the pool chemicals

**Maintenance: Melissa Currier**

Oasis is not responding to my so I reached out to A&J Landscaping for the RV lot weeds and I am waiting to hear back. The pool room is also part of the Basketball court bid.

**Treasurer: Missy Villa**

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

Rec center: N/A RV lot: N/A

**Property Standards: Amy Hofrock**

I am continuing to work on community engagement to be proud of our neighborhood. Lot 45 recognized. Lot 26 is for rent. I have sent out 15 notices since May and 7 of those notices complied. Do lots who fail to comply lose privileges for amenities? I would like if former Property Standards persons would be open to help with advice. It would really help to hear from them.

**Homeowner concerns/comments**

Please report trash that has been dumped on our streets to the County. This is illegal dumping. If possible could we put up cameras to catch this in action.

Meeting Adjourned at 8:53 pm 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Tia Branstetter

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for September 12, 2024 at 7 pm in the Rec Center



## September 12, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board Members Present: Cody Meyer, Brett Rezewski, Amy Hofrock, Melissa Currier and Tia Branstetter

Board Members Absent: Missy Villa and Molly Holmes

Board Quorum: Yes

Approval of 2024 August minutes: Next meeting

Homeowner Attendance: 3

### **Homeowner Concerns/Comments:**

A homeowner brought to our attention that the boards on the north pathway bridge are loose. Walking paths have tree roots pushing up and cracks making navigation unstable. Some places need bark chips put down and playground needs chips for fall protection. Outdated play structures at playgrounds. Maybe get a tree specialist for the removal of tree roots under pathways and using concrete versus asphalt on pathways.

### **PIPS:**

- Solar Panels do not need a PIP.
- Lot 213 Paint exterior color Gray/Blue Approved
- Lot 412 is building a two level patio with a sun room on upper level with rolling screens. And a Pergola painted Gray /black to match house. Permit was acquired (because of attachment to house)

### **President: Cody Meyer**

I am putting numbers and data together for next meeting and worked on end of season pool shutdown.

### **Vice President: Brett Rezewski**

The pool season is closed. It was a great year! I did not have the duties of shutting down the pool this year. I do however think it is wise to get a new filter in every three weeks so you do not have to clean every day. Some thoughts on the reasons for Lifeguards is to ensure extra safety for swimmers. If we did not have lifeguards we would have to hire someone to come in and check chemicals 3 times a day for the proper levels and monitor bacteria in water. Lifeguards also monitor the pool use to ensure Homeowners are able to access the pool. Swim lessons are offered at a reasonable rate as well. Insurance rate would increase also and if there is an incident our insurance could be revoked indefinitely.

### **Maintenance: Melissa Currier**

The wasps and the nest were exterminated. They had entered the rec center through a window upstairs. Basketball court bids, I did not hear back from Spearhead or Voss construction but I did get a quote from Latinos Pro G Contractors LLC \$4080 for the pump room and \$19,640 for basketball court with reuse of chain link fencing, replace wood with metal posts and metal top railing. Material and labor included.

**Treasurer: Missy Villa**

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

Rec center: N/A RV lot: N/A

**Property Standards: Amy Hofrock**

I would like to start a revitalization of the creek committee and or get a group together for gardening or even a Facebook page. This could help neighbors know when to plant bulbs, spread fertilizer, etc. I am also looking for help to walk the neighborhood because it is a lot to cover. Both owners and renters get notices for violations. Owners are responsible for violations of property standards. I get the typical complaints of weeds, yard care and vehicles. Also it would be nice to find out which neighbors may be in need of extra help if needed.

**Unfinished Business:**

- Monthly Financial – 3 month look
- Movie Night debrief – What a great event attended by 50-70 people. Everyone was happy and excited about this event to celebrate 50 years of the CCHOA. Maybe next time an older person pg movie would be nice too. Of course with popcorn too. It all ended at around 8:45pm to 10 pm.
- Basketball fence posts need to be replaced. One bid from Latinos Pro G Construction and still waiting on a quote from another construction company.
- Tennis court second exit and rotten top rail. Waiting on quotes.
- Pump Room Quote for \$4800 1<sup>st</sup> Melissa Currier / 2<sup>nd</sup> Brett Rezewski
- Pool lift – Quotes: battery operated, Splash-lift Neptune \$13,375 installed, battery operated, Classic Pool Spa \$14,000 +; SKY portable lift \$5,000 to \$6,000. Looking at other option to review on price.
- Sand filters to replace cartridge filters – Change out once a month 3-4 filter per set at \$149.
- Reserve Study – Pushing to next month for now.

**New Business:**

- Lifeguard incentive – A \$50 bonus for a lifeguard that stays over two weeks and is hired. Hire, retain and then bonus. Approved by 3 yes / 1 nay
- Creek project update – Britta is coming to the October meeting TVSC presentation will happen in the start of the meeting. 10/10 power point and going over creek restoration project update. Contract ends June 30, 2026 learn maintenance after this. Thank you to Windi Holland for getting this project rolling.
- Open discussion – Cloud base system to put on agenda next month. Missy will get comparisons of software.

**Homeowner concerns/comments**

A homeowner was interested in getting a lifeguard certificate. You can get at SHARC stars, and Red Cross etc.

Meeting Adjourned at 8:57 pm 1<sup>st</sup> Melissa Currier / 2<sup>nd</sup> Brett Rezewski

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for October 10, 2024 at 7 pm in the Rec Center



## October 10, 2024 Board Meeting Minutes

Meeting called to order at 7:05 pm

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

Board Members Absent: Brett Rezewski and Amy Hofrock

Board Quorum: Yes

Approval of 2024 August and September minutes: Approved with corrections 1<sup>st</sup> Cody Meyers / 2<sup>nd</sup> Melissa Currier

Homeowner Attendance: 2

### Owner Forum:

We had an update on the Creek project and what to expect next. Briita Pajunas is the Urban Conservation Specialist and she presented us with a slide show of our Cross Creek HOA Green space enhancement project. This project was started in 2019 when the contract was signed and the actual hands on planting began in the spring of 2020. There are more plants scheduled for planting in the fall of 2024. Since the project will be coming to a close in 2026 there will be a need for some stewardship of the green spaces. It could be beneficial to organize a team or gardening club to help maintain and care for the green spaces including shared spaces with the Condo HOA as well.

The plants that were planted did grow tall over on 203<sup>rd</sup>. There were some plants that had to be removed because they were the wrong variety. There are 12 types of plants that were planted and will be very good for absorbing water. The Green spaces in our area are shared with all Homes and Condo Owners in our Cross Creek area.

Other ideas for future projects would be possible tree planting with Friends of Trees. Friends of Trees are partnering with Clean Water Services to plant trees in neighborhoods in Beaverton and Aloha on 3/22/2025. Contact Jillian Malone 503-467-2525, [jillianm@friendsoftrees.org](mailto:jillianm@friendsoftrees.org) There is also a planting event on December 7<sup>th</sup> 2024 (9am – 12pm) at Deline sports court.

### PIPS:

- No PIPS were turned in.

### President: Cody Meyer

I have been working on quotes for paving parking area with asphalt. I also have been working on getting a bid for the concrete entryway for the Rec center. There was a bid for the pathways at \$26,000 < \$36,000 total quote. I am going to get another bid as well. Looking at doing both concrete and asphalt in certain areas of pathways. I have changed the light bulbs at the Rec center and I am going to get another faucet to replace the one in the restroom.

### Vice President: Brett Rezewski

Not present

**Maintenance: Melissa Currier**

The furnace at the Rec center was inspected and the filter was replaced. (last time replaced on June 7<sup>th</sup> 2022) This needs to be serviced once a year. I also got a quote for a gutter and roof cleaning treatment at \$1283. I am going to look at getting another quote for comparison. I checked into the Fence Company and found that they would honor the first bid that they gave us for the pool room. The only thing we need to do is set up a day to clean out the pool room so they can repair the drywall.

**Treasurer: Missy Villa****October 2024 Treasurer's Report:****Balance Sheet as of October 10, 2024:**

Checking: \$110,760.29

Savings: \$18,973.68

Reserve: \$24,578.89

**Total: \$154,312.86****Expenses for Sept 12 – Oct 10, 2024: \$11,821****Income for Sept 12 – Oct 10, 2024: \$6050****Subscriptions:**

Ionos (Email) - \$9

Microsoft 360 - \$8

Quickbooks - \$153

**Utilities:**

TVWD - \$132

NW Natural - \$472 (reason for high bill) going to call

Ziplay Fiber - \$60

PGE - \$248

Ooma - \$19

**Maintenance:**

Barrier pest control - \$35

A&amp;J Landscaping - \$1720

Ron's Heating &amp; Cooling - \$360

Waste Management - \$88

Apollo Pools - \$76

A Action Heating - \$190 (furnace inspection)

**Operational/Payroll:**

Bookkeeper - \$720

State of Oregon - \$352

State Farm - \$336

OR Dept of Revenue - \$644

IRS - \$2867 (2023 taxes to pay back)

**Misc. Expenses:****Total outstanding dues/finance charges/RV lot/rental for this FY: \$56,646****Dues/fees/RV lot were paid in the last 30 days \$6050****Rec. Center/RV Lot: Molly Holmes**

Rec center: The rec center is being rented. RV lot: Space rent fees are in process of getting paid for 2024.

**Property Standards: Amy Hofrock**

Not present

**Unfinished Business:**

- Monthly Financial – 50% of dues have been paid. We have spent \$54,000 this year so far. There is utilities and landscaping left.
- Basketball court fencing bid for \$20,102 – Approved 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Missy villa Start in the Spring 2025 The Fence Company
- Tennis court bid \$20,102 is on hold. The Fence Company
- Pump Room is waiting for a clean out date.
- Pool lift – On hold
- Sand filters to replace cartridge filters – Change out once a month 3-4 filter per set at \$149.
- Reserve Study – Working on getting this done.

**New Business:**

- Open discussion – Missy did multiple comparisons of software for the HOA. Deciding on one that will fit our expectations for function and cost is still being figured out. RV lot dues if unpaid send out notice of removal in 30 days. Acrylic numbers for spaces in the RV lot and bids for asphalt.

Meeting Adjourned at 9:12 pm 1<sup>st</sup> Missy Villa / 2<sup>nd</sup> Molly Holmes

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for November 14, 2024 at 7 pm in the Rec Center



## November 14, 2024 Board Meeting Minutes

Meeting called to order at 7:05 pm

Board Members Present: Cody Meyer, Brett Rezewski, Molly Holmes, Amy Hofrock and Tia Branstetter

Board Members Absent: Melissa Currier and Missy Villa

Board Quorum: Yes

Approval of 2024 October minutes: Approved with corrections 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Cody Meyers

Homeowner Attendance: 3 Elisa Buckley, Deb Wilhelm, and Pat Mowrey

### **Owner Forum:**

Thank you to the home owner who brought to our attention the need to anchor the dome climbing structure at the small play area that does not have any other play structures. She has also been busy over the years keeping the play equipment at the Bug park updated by painting. We are aware of the improvements that are needed for updating and for safety. We greatly appreciate your help in giving insight. The leaves at the snail park were not picked up and the Island divide needs to be cleaned up.

### **PIPS:**

- Lot 60 – Siding change from vertical cedar to horizontal fiber cement board. New windows and new house paint color (Foggy Day/white trim) Approved

### **President: Cody Meyer**

I got the asphalt and concrete bids. I am working on the bids for the concrete entryway at the rec center.

### **Vice President: Brett Rezewski**

I have been working on pricing pool lifts for our pool. Of course safety is a factor along with cost.

### **Maintenance: Melissa Currier**

Not in attendance

### **Treasurer: Missy Villa**

Not in attendance

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

Rec center: The rec center rentals are picking up and the new key pad seems to be a hit. I will be checking supplies for this weekends rental. RV lot is sending out notices of outstanding payments with a deadline.

## **Property Standards: Amy Hofrock**

I worked on finding a solution for the many complaints on political signage and flags in our HOA. I could not find a specific guideline on flags so I called the attorneys office for a legal interpretive resolution and found that flags are considered signs as well. This was information that is needed in order to work on a resolution for all homeowners.

Lot 171 has been nominated as one of the “Beautiful Lots” in our neighborhood. Thank you for keeping our neighborhood looking Spectacular!

## **Unfinished Business:**

- Monthly Financial –
- Basketball court fencing – Set up start date in the Spring 2025 with “The Fence Company”
- Pump Room is waiting for a clean out date.
- Pool lift – A manual lift (online search) is \$4000 and a power lift quote from Apollo Pools was \$8000 and up depending on what type. Need to check anchor size to make sure it fits in the pool area port.
- Cloud/HOA software – Missy will continue to work on HOA software.
- RV Lot – There are spaces that need to pay dues. Final letters are being sent out to home owners with the deadline for payment. If not paid by final due date your RV will be towed out of lot and loss of space.

## **New Business:**

- Asphalt paths and parking lot – The bid for the parking area was \$8900 for asphalt. Removal of about 3 inches and applying new asphalt. Approved 1<sup>st</sup> Cody Meyers / 2<sup>nd</sup> Brett Rezewski. Asphalt for the pathways bid was at \$26,992. Looking at using asphalt for long stretches of path that need repair and removing the roots that are safe for the survival of trees.
- Asphalt for RV lot – The bid for putting down asphalt in the RV lot was at \$43,000. May be better to re-gravel the lot for now.
- A&J Landscaping gave bid of \$845 to clean up RV lot. That means clear out RV lot (will need a 3 day period to accomplish this) Approved 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Brett Rezewski. New RV lot numbers are ready to install. Cody will take this on.
- Bark chips – Since bark chips are getting low a bid for \$2500 was given for a play area. It seems high for just a one area. Going to research a little more. There are five play areas, one is a small one.
- American Lifeguard Training – This is equivalent to the Red Cross Lifeguard training and acceptable.
- Banquet tables – There is a need for banquet tables to replace damaged ones. The price for a 6 ft table is \$59.99 each. A proposal for three new ones was Approved with a limit of \$250.
- Open discussion – Missy did multiple comparisons of software for the HOA. Deciding on one that will fit our expectations for function and cost is still being figured out. RV lot dues if unpaid send out notice of removal in 30 days. Acrylic numbers for spaces in the RV lot and bids for asphalt.

Meeting Adjourned at 9:04 pm 1<sup>st</sup> Molly Holmes / 2<sup>nd</sup> Cody Meyers

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for December 12, 2024 at 7 pm in the Rec Center



## December 12, 2024 Board Meeting Minutes

Meeting called to order at 7:03 pm

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

Board Members Absent: Molly Holmes

Board Quorum: Yes

Approval of 2024 November minutes: Approved with corrections 1<sup>st</sup> Melissa /2<sup>nd</sup> Brett Rezewski

Homeowner Attendance: No Homeowners present

### Owner Forum:

No comments

### PIPS:

- No PIP(s) submitted

### Unfinished Business:

- Basketball court fencing – The Fence Company's ETA for supplies is January and plan for date of install when supplies arrive.
- Pump Room – Work on pump room is almost complete and painting should be done by next week. Do we still want a shelf put up? Yes.
- Pool lift – Looking for bids that will meet our needs and is cost efficient.
- Cloud/HOA software – Missy will continue to work on HOA software and have more research at the January meeting.
- RV Lot – We are going to send out letters to 4 lots and call home owners with outstanding RV lot dues. Payments deadline will be Dec 31, 2024. RVs will be towed by January 6, 2025 if not paid by deadline.
- Asphalt paths and parking lot – The signed papers were sent off to get started and we are waiting to hear back to set up start date.
- Property Standards – (Flags) A rough draft will need to be written to address this issue at the next meeting we will look it over.

### New Business:

- Budget FYI 25-26
- Open discussion – Dead tree by tennis courts needs to be looked at by an Arborist. Is there a way to get a grant for our outdated playground structures? There is still garbage being dropped on corners of streets.

**President: Cody Meyer**

I am working on getting the beginning of the year budget letter out to homeowners along with corresponding with the asphalt company.

**Vice President: Brett Rezewski**

I am still searching for a pool lift quotes and set on finding one before pool season starts.

**Maintenance: Melissa Currier**

I have been busy with the basketball court fence installation along with the pump room restoration that is close to completion. I am also going to ask contractors for bids on the Rec Center roof that is in need of repair. The playgrounds in our HOA also need bark chips and I will look for quotes.

**Treasurer: Missy Villa**

I have been busy trying to find suitable software for the HOA. I also noted that the accountant needs to be paid.

**December 2024 Treasurer's Report:**

**Balance Sheet as of December 12, 2024:**

Checking: \$117,363.10

Money Market: \$ 18,975.25

Reserve: \$ 24,580.93

**Total: \$160,616.28**

**Money In for the last 30 Days: \$17956.61**

**Money Out for the last 30 Days: \$17462.35**

**Subscriptions:**

Ionos (Email) - \$9

Microsoft 360 - \$8

Quickbooks - \$134

**Utilities:**

TVWD - \$132

NW Natural - \$38

Zipty Fiber - \$60

PGE - \$203

Ooma - \$19

Waste Management - \$88

**Maintenance:**

Barrier pest control - \$35

A&J Landscaping - \$5420

**Payroll:**

Bookkeeper - \$548

State Farm - \$352

Oregon Dept of Revenue - \$644

IRS - \$112

**Misc Expenses:**

The Fence Company (BB Court) - \$10,102

**Total outstanding dues/finance charges/RV lot/rental for this FY: \$30,526**

**Dues/fees/RV lot were paid in the last 30 days \$12,690**

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

Rec center:/RV Lot: Not present

**Property Standards: Amy Hofrock**

Since I have received complaints on certain signs and flags I felt the need to correspond with the lawyers office via phone call to verify if this is allowed per by-laws. Unfortunately, some signs and flags are considered advertisements and our by-laws state no advertising. We will send out a reminder letter. I would really appreciate if there are some volunteer homeowners who would like to meet at the rec center once a month to talk about property standards and what they observe in our neighborhood good and what may need some attention. It would help cover more of this vast area. Thank you.

Meeting Adjourned at 8:53 pm 1<sup>st</sup> Tia Branstetter / 2<sup>nd</sup> Melissa Currier

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for January 9, 2025 at 7 pm in the Rec Center