



January 9, 2025 Board Meeting Minutes

Meeting Start: 7:06pm

Board Members Present: Molly Holmes, Amy Hofrock (lead), and Melissa Currier

Board Members Absent: Cody Meyers, Brett Rezewski, Missy Villa and Tia Branstetter

Amy provided a speech/summary to those of us who were in attendance.

Board Quorum: No

NO PIPS

Unfinished Business

- Basketball Court: Construction underway/need to figure out where the breaker is.
 - Light pole was falling over, and wood was fully rotted
 - Only connected and staying up because of the old fence and metal attachment.
 - Fence Company would like to remove, but not sure if electrical is attached or on.
- Pump Room: construction was completed, sending final bill to Treasurer and Bookkeeper
- RV Lot: Almost all outstanding invoices have been paid, still have one who is unpaid.
 - Cannot get in touch with person, number is not working
 - Will start the tow process, cost of towing will be charged to their lot
 - Need to change the code on the lot
- Property Standards: Flags, pending the write up.
 - Can put the cost of sending letters into the budget w/ fiscal year 2026.

No New Business

Reports

- President: Not present
- Vice Present: Not present
- Treasurer: Not present
- Maintenance:
 - Pool room done
 - Basketball court construction active.
 - Next priority, chips for parks.
- Rec Center & RV Lot:
 - Lots of renting in December
 - Ordered toilet paper and paper towels
 - Moving someone new into the RV Lot
- Prop Standards:
 - Sent 3 notices, 2 in January

7:38 Meeting End

Next Board Meeting February 12, 2025 at 7 pm in the Rec Center



February 13, 2024 Board Meeting Minutes

Meeting called to order at 7:11 pm

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

Board Members Absent: Brett Rezewski, Melissa Currier, Amy Hofrock

Board Quorum: Yes

Approval of 2024 December minutes: Approved 1st Cody Meyers / 2nd Molly Holmes

2025 January minutes were not ready, next meeting

Homeowner Attendance: No Homeowners present

Owner Forum:

No comments

PIPS:

- No PIP(s) submitted

Unfinished Business:

- Basketball court fencing – The Basketball court fence has been completed by the Fence Company. The court may need to be pressure washed in the future. It would be nice to get a work party to add rock around the edges of BB court also.
- Budget FY26 – This will include the HOA software and Landscaping leaves in green areas along with no mans land. Send this out no later than mid March. Approved 1st Cody Meyers / 2nd Molly Holmes
- Pool lift – Brett is still working on this.
- Cloud/HOA software – Missy has been searching and narrowing down the many software programs. Pay HOA seems to fit best and is user interface friendly. She still is going to get more feedback on this software.
- RV Lot – There is one RV that is overdue and will be towed from the lot. Unfortunately the owner has not responded to the board. There was a motion for \$5000. to remove it from the RV lot. Approved (with one nay vote) 1st Cody Meyers / 2nd Missy Villa
- Asphalt paths and parking lot – The paths and parking lot bid was returned and the company did not have the correct measurements. (It was under bid) The new bid is \$85,000. It might be more reasonable to fix the areas that need attention or get another bid to see if it can be done for half that amount.
- Property Standards – (Flags / signs) Property standard will send out a letter to remind homeowners about Article 8 A in the bylaws. Board will be looking at a possible amendment to the section for clarity.

New Business:

- Open discussion – We all live in an HOA and there are certain rules to maintain a clean, safe and welcoming environment for all homeowners. Trees on lot 99 need to be trimmed

President: Cody Meyer

I am working on getting the beginning of the year budget letter out to homeowners along with working on getting rebids from other asphalt companies.

Vice President: Brett Rezewski

Not present

Maintenance: Melissa Currier

Not present, but left a note to let us know the bridge boards have been tightened and the latch at snail park trash receptacle needs to be fixed.(repaired) The Basketball court fence is replaced.

Treasurer: Missy Villa

I have been working on the budget, and finding suitable software for the HOA. The money out was for finishing the fence.

February 2025 Treasurer's Report:**Balance Sheet as of February 13, 2025:**

Checking: \$104,052.55
Money Market: \$ 18,976.85
Reserve: \$ 24,583.01
Total: \$147,612.41

Money In for the last 30 Days: \$6,310.99

Money Out for the last 30 Days: \$21,188.26

Subscriptions:

Ionos (Email) - \$129
Microsoft 360 - \$8
Quickbooks - \$134

Utilities:

TVWD - \$285
NW Natural - \$116
Zipty Fiber - \$60
PGE - \$524
Ooma - \$19
Waste Management - \$96

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) - \$10,150 (second final pymt)

Total outstanding dues/finance charges/RV lot/rental for this FY: \$24,899

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

Rec. Center/RV Lot: Molly Holmes

Rec center: The rec center continues to be rented all the time. I have stocked up the paper towels and paper products. I also cleaned the whole rec center and the dispensers in the bathroom. It would be great to have a Swifter wet jet.

RV Lot: All spaces have been paid except one and I have been working on calling tow companies to remove this RV from the lot. (Lot 174)

Property Standards: Amy Hofrock

Not present; Messaged Cody Meyers to relay at the HOA meeting. There were no Property improvements turned in this month and the list of lots in violation; 108, 106, 148, 189, 126, and 164.

Meeting Adjourned at 9:33 pm 1st Cody Meyers / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for March 13, 2025 in the Rec Center at 7 pm



March 13, 2025 Board Meeting Minutes

Meeting called to order at 7:10 pm

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

Board Members Absent: Cody Meyer and Molly Holmes

Board Quorum: Yes

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

Approval of 2025 February minutes with corrections: Approved 1st Brett Rezewski / 2nd Missy Villa
Homeowner Attendance: 1

Owner Forum:

Is there going to be a HOA Yard Sale? It can be set up by a homeowner who is interested in taking this on.

PIPS:

- Lot 60 wants to stain fence "Natural" color on 7ft. fence that matches neighbors. Approved

Unfinished Business:

- Pool lift – Brett is still working on this.
- Cloud/HOA software – Missy has reviewed several software programs for the HOA to help bring our HOA up to date. PAY HOA was the best fit for our CCHOA. There are so many great points that can be accessed through this system. Motion for Pay HOA was made: Approved 1st Amy Hofrock / 2nd Brett Rezewski
- RV Lot – Working on getting a Tow company to tow RV from lot
- Asphalt paths and parking lot – Still working on this.
- Property Standards – Tabled until 2026 vote for an amended section Article 8A. The board approved a draft for clarity. Approved 1st Cody Meyers / 2nd Missy Villa (5 aye, 2 nay)

New Business:

- Open discussion – Having an Official HOA handbook on the shelves in the Rec center would be great for future reference.

President: Cody Meyer

Not present

Vice President: Brett Rezewski

I will be going to Apollo pools to pick up Muriatic Acid to set up the pool for summer.

Maintenance: Melissa Currier

The problem at Snail Park has been resolved. A&J landscaping called for garbage bags and Ted is going to replace the latch on the garbage receptacle. Thank you Ted! By the tennis courts there was a perimeter fence that was removed. It had loose boards that were split. Also there are some loose boards on some walkway bridges that need to be secured. I will also work on contacting companies for chips for areas that are low.

Treasurer: Missy Villa

It has been an uneventful month other than reviewing software.. In May 2025, members of the board will need to sign up for the Corporate Transparency Act to be in compliance with the Gov/State.

March 2025 Treasurer's Report:

Balance Sheet as of March 13, 2025:

Checking: \$100,642.65
Money Market: \$ 18,977.57
Reserve: \$ 24,583.95
Total: \$143,904.17

Money In for the last 30 Days: \$1030

Money Out for the last 30 Days: \$4494

Subscriptions:

Ionos (Email) - \$129
Microsoft 360 - \$8
Quickbooks - \$178

Utilities:

TVWD - \$290
NW Natural - \$54
Ziplay Fiber - \$60
PGE - \$570
Ooma - \$ 19
Waste Management - \$97

Maintenance:

Barrier pest control - \$35
A&J Landscaping - \$1720

Payroll:

Bookkeeper - **\$289**
State Farm - \$352
Oregon Dept of Revenue - \$644
IRS - **\$112**

Additional Expenses:

Washington Co - \$486

Total outstanding dues/finance charges/RV lot/rental for this FY: \$17,151

Dues/fees/RV lot were paid in the last 30 days \$1030

Rec. Center / RV Lot: Molly Holmes

Not present

Property Standards: Amy Hofrock

Meeting Adjourned at 8:20 pm 1st Brett Rezewski / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary

Next Board Meeting is scheduled for April 10, 2025 in the Rec Center at 7 pm
Next Annual Meeting is scheduled for April 17, 2025 in the Rec Center at 7:30pm
Rec center will be open at 7pm to meet and greet neighbors before the meeting starts.
There will be snacks/water provided.



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 1st Brett Rezewski / 2nd 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 1st Cody Meyers / 2nd 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 1st Cody Meyers/ 2nd 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 1st Melissa Currier / 2nd Tia Branstetter (5 aye, 1 nay, 1 absent)

New Business:

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

- 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 1st Missy Villa / 2nd 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
 Zply 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 1st Cody Meyers / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary

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



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



June 12, 2025 Board Meeting Minutes

Meeting called to order at 7:12 pm

Board members present: Milos Baslovac, Missy Villa, Cody Vallely, and Tia Branstetter

Board members not present: Molly Holmes, Cody Meyers, and Muffy Vasale

Board Quorum: Yes

Approval of 2025 May Minutes: Approved with correction. 1st Milos Baslovac / 2nd Missy Villa

Homeowner Attendance: 1

Homeowner Concerns/Comments:

- No comments

PIPS:

- Lot 175 property improvement proposal, building a 10' x 12' storage shed. Paint the same color as the house. (African Gray/dark Gray roof) No permit needed because it is under size requirement. Approved 1st Missy Villa/ 2nd Milos Baslovac

Unfinished Business:

- Pool Lift – Cody M. will take this over and continue to look for an appropriate lift for the pool.
- Cloud/HOA software – Missy and Alicia have been working at hitting all the goals set for launching Pay HOA and getting the invoices mailed out to homeowners through Pay HOA was less expensive than previous mailings. Now to get the pool permission forms up on Pay HOA. We are making progress.
- RV Lot – Discussion next meeting.
- Asphalt paths and Parking lot – Discussion next meeting

New Business:

- Open discussion –
- A & J Landscaping – Get a bid for clean up of no-mans land before July 4th for clean up. (\$50.00 Monthly during weed growth?)
- National Night Out – Missy will organize this with help from HOA members who offered to set up / tear down, cook and any other need. It is on the first Tuesday in August (August 5th, 2025) We will need signs to post to let the neighborhood know what day and time this will be happening. We will be serving hamburgers, hot dogs, and beverages. Feel free to bring your favorite side dish or dessert to share. We hope to have the Washington County officers join us, this year also. There will be face painting, games and just getting to enjoy meeting and greeting our neighbors. A motion for three NNO reusable signs for \$60 was made and Approved: 1st Missy Villa / 2nd Tia Branstetter
- Rec center roof – Cody V. has received a quote from Living Hope Roofing for \$25,000 and will look for more companies to make bids for comparison.

- Dead trees by tennis court & play structures – Check with A&J Landscaping to get quotes on dead tree by tennis court and tree trimming by the play structures.
- Lifeguard shortages – Since we are short on lifeguards on some days, the board made a motion to keep the pool open with a Host when no lifeguard is available. Right now it is on Monday, June 16, Wednesday, June 18th to Tuesday, June 25th With a host present. Approved 1st Missy Villa / 2nd Cody Meyer. Also a “NO LIFEGUARD on DUTY - Adult supervision required by 18yr and older” sign is required to be posted. Cody M. will schedule hosts for those times.

President: Milos Baslovac

I met with Cody M. to go over all the requirements of my position as president. I will be out for July and August.

Vice President: Cody Meyer

Not present but sent a report. I removed pool cover, attached hand rails and picked up chlorine and acid. I also hired 2-3 lifeguards that will start after June 24th.

Maintenance: Cody Vallely

I met with Melissa to go over the areas on trees, playground and bark chip needs. How many cubic yards are needed, checking on the amount ordered previously. There is a furnace filter that needs to be changed yearly.

Treasurer: Missy Villa

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

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

Not present

Homeowner Comments:

None

Meeting Adjourned at 8:19 pm 1st Missy Villa / 2nd Cody Vallely

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for July 10, 2025 at 7 pm in the Rec Center



July 10, 2025 Board Meeting Minutes

Meeting called to order at 7:03 pm

Board members present: Cody Meyers, Molly Holmes, Cody Vallely, Muffy Vasale and Tia Branstetter

Board members not present: Missy Villa and Milos Baslovac

Board Quorum: Yes

Approval of 2025 June Minutes: Approved 1st Molly Holmes / 2nd Cody Meyers

Homeowner Attendance: 2

Homeowner Concerns/Comments:

We need to get a Flag out in front of the rec center on holidays. A homeowner asked if there is another way to control weeds other than chemical spray. (RV lot and No mans land) We will check with A&J landscaping. The women's restroom needs to add a rubber mat and pressure wash the floor. There was a question on dress codes for the lifeguards.

PIPS:

- No PIPs

Unfinished Business:

- Pool Lift – Tabled for now.
- Cloud/HOA software – We are making progress.
- RV Lot – Waiting for Lot 174 to leave and then we will work on removing RV from lot.
- Asphalt paths and Parking lot – Pushed back for more time.
- National Night Out – Missy is working on organizing this big event. Cody M. will sign up for the Washington County Sheriffs dept. visit and there will be signs up to let homeowners know. Also let the neighbors on the CCHOA site know. There will be a hamburgers, hot dogs, games, music, and of course a chance to mingle with our neighbors. If you would like to bring something that is welcomed too. It is on the First Tuesday of August. There was a motion for \$750 to purchase food, drink, plates, etc. Approved: 1st Cody Meyers / 2nd Tia Branstetter
- No mans land – A & J landscaping gave us bids for clean up of no mans land and RV lot. The total of \$3055.00 (minus \$280.00 for the Round up weed killer) and possible knock down of weeds in the RV lot. Approved: 1st Cody Meyers / 2nd Molly Holmes
- Rec center Roof – This really needs to be looked at before it might leak. Cody V. is working on getting more quotes for this project.

New Business:

- Movie night – There was interest in another movie night “Float in” with dates to come and generic signs to advertise. We need to throw out an email to vote on movie and bring your

floats. There will be popcorn, candy, soda, and water. A motion was made for \$1000.

Approved: 1st Molly Holmes / 2nd Muffy Vasale

- Open discussion – Early bird (5:30 11am) and late bird (8-10pm adjust as sun goes down earlier) lap swimmers can get code for door and it is adult only. Open swim has 16 years plus and 15years under needs and adult. Adults only swim please assume there is a party on Friday and Saturday. Learn from lifeguards how to manage the robot cleaner. Cody M. will check.

President: Milos Baslovac

Not present

Vice President: Cody Meyer

I have been busy keeping the pool chemicals in balance along with replacing the acid line from the pump to pool. I also hired another lifeguard today and just having them on duty and know there will be days we will be short. I also picked up some boards for Cody V. to replace on the bridge.

Maintenance: Cody Valley

I replaced the Basketball net in the court and cut up the boards from a rotted park bench. I also put some new boards and screws in the bridge. I got a filter for the furnace and will replace that.

Treasurer: Missy Villa

Not present (dues are coming in via Mail, rec center mail drop, and Pay HOA **June 2025**)

Treasurer's Report:

Balance Sheet as of July 10, 2025:

Checking: \$128,375.24

Money Market: \$24,587.04

Reserve: \$18,979.94

Total: \$171,942.22

Money in for the last 30 Days: \$18,531.08

Money out for the last 30 Days: \$5,334.94

Subscriptions:

Ionos (Email) - \$15

Microsoft 360 - \$8

Quickbooks - \$157

Pay HOA - \$229

Utilities:

TVWD - \$457

NW Natural - \$105

Ziply Fiber - \$60

PGE - \$188

Ooma - \$19

Waste Management - \$100

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1,720

Operational/Payroll:

Bookkeeper - \$577

Lifeguards - \$3,751

State Farm - \$349

OR Dept of Revenue & IRS - \$154

Total outstanding dues/finance charges/RV lot/rental for this FY: \$105,956

Dues/fees/RV lot paid in the last 30 days \$20,050

Rec. Center/RV Lot: Molly Holmes

I am continuing to rent out the rec center and everyone has been okay with the lifeguard thing. I love the keypad and the one time code only set for specific times. You are responsible if there is no lifeguard present.

I have had no issues with the RV lot and half of the lots have paid their dues. I also mailed the RV invoices out.

Property Standards: Muffy Vasale

I would rally like to have a committee to help walk the neighborhood. It is a lot of area to cover. It would very much be appreciated. There was a fire at Lot 13 in the front yard that may need to be remodeled?

Homeowner Comments:

Look for a new wheelchair accessible picnic table to replace the one that fell apart. A homeowner asked if we could get bark dust in front of the rec center.

Meeting Adjourned at 9:05 pm 1st Cody Meyers / 2nd Molly Holmes

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for August 14, 2025 at 7 pm in the Rec Center



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 Valleyly 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 Valleyly

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



September 11, 2025 Board Meeting Minutes

Meeting called to order at 7:15 pm

Board members present: Milos Baslovac, Cody Meyers, Molly Holmes, Missy Villa, Cody Vallely, Muffy Vasale and Tia Branstetter

Board members not present: Molly Holmes

Board Quorum: Yes

Approval of 2025 August Minutes: Approved 1st Missy Villa / 2nd Milos Baslovac

Homeowner Attendance: 2

Homeowner Concerns/Comments:

One homeowner asked if there was a difference in utilities cost with not having the pool cover on? It was higher but not sure if that was the significant reason.

PIPS:

- Lot 236 is painting house same color (Green). Approved: 1st Missy Villa / 2nd Tia Branstetter

Unfinished Business:

- Pool Lift – Will be worked on during winter in finding a lift that fits the needs of the pool.
- Cloud/HOA software – This is still a work in progress to get homeowners signed up.
- RV Lot – We were notified that the RV was to be removed on Sept. 18th from RV lot.
- Asphalt paths and Parking lot – Pushed back for more time.
- No mans land – Not using herbicides for weed abatement. Approved: 1st Cody Vallely / 2nd Muffy Vasale. Home owners were concerned and wanted to stop use on these areas. There are alternatives to weed control. Vinegar/soap mixture or simply knock down weeds monthly and use mulch to slow down regrowth. (mulch can introduce fleas) Check with A & J landscaping for bids on no mans land and RV lot from April to October. It floods during the winter.
- Rec center Roof – This really needs to be looked at before it might leak. Cody V. is working on getting more quotes for this project. Looking into other material. (metal vs shingles)

New Business:

- Picnic Table – Cody V. will look into pricing on a picnic table with wheelchair accommodation to replace the one that fell apart at the 207th Park.
- Tennis court fencing – Look into previous bid for tennis court fence replacement from bid last winter.
- Bridge project – Replace the boards in all three bridges. There was a motion for the three bridges to replace all the foot boards ASAP for safety. A bid of \$5517 from Heritage Build Co. was approved: 1st Cody Meyers / 2nd Cody Vallely

President: Milos Baslovac

I just want to thank Cody Meyers on all the help with keeping the pool up and running smoothly this season, along with everyone who helped setting up/tearing down and running of the Movie night. We had a great turn out of homeowners.

Vice President: Cody Meyer

Finishing out the last month of pool season with lifeguards scheduling and keeping the pool chemicals in balance along with reimbursing lifeguards for their certifications. Matt worked 321 hrs, KC 90-140 hrs and Amy 46 hrs part time. Having a monitor to keep pool open was a success. There was one day that we shut down due to chemical imbalance.

Maintenance: Cody Vallely

I worked on getting the bridge project done and the back flow valve for the sprinklers inspected which it passed.

Treasurer: Missy Villa

Non eventful month, Water bill was high because of sprinklers were on and NW Natural was up too. **Treasurer's Report:**

Balance Sheet as of September 11, 2025:

Checking: \$111,172

Money Market: \$1898,82

Reserve: \$24,590

Total: \$151,744

Money in for the last 30 Days: \$4,957

Money out for the last 30 Days: \$14,013

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$140

Pay HOA - \$229

Utilities:

TVWD - \$1,283

NW Natural - \$502

Ziply Fiber - \$60

PGE - \$262

Ooma - \$19

Waste Management - \$96

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$5620 (monthly service + No Mans Land)

Pool Expenses - \$282

Heritage Build Co- \$5517 (Bridge Repair x 3)

Operational/Payroll:

Bookkeeper - \$577

Lifeguards - \$2811

State Farm - \$352

OR Dept of Revenue & IRS - \$1078

Total outstanding dues/finance charges/RV lot/rental for this FY: \$84,869

Dues/fees/RV lot paid in the last 30 days \$5,620

Rec. Center/RV Lot: Molly Holmes.

Not present

Property Standards: Muffy Vasale

I am currently working on getting notices of violations sent out via Pay HOA.

Homeowner Comments:

None

Meeting Adjourned at 8:56 pm 1st Milos Baslovac / 2nd Cody Meyers

Submitted by: Tia Branstetter, Secretary

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



October 9, 2025 Board Meeting Minutes

Meeting called to order at 7:07 pm

Board members present: Milos Baslovac, Cody Meyers, Missy Villa and TiaBranstetter

Board members not present: Molly Holmes, Cody Vallely and Muffy Vasale

Board Quorum: Yes

Approval of 2025 September Minutes: Approved 1st Cody Meyers / 2nd Missy Villa

Homeowner Attendance: 0

Homeowner Concerns/Comments:

No comments.

PIPS:

- Lot 221 is wanting to remove 3 trees, 2 of them are large and could fall on house /street and 1 is over grown in front yard. Pending on more information on exactly where these are.

Unfinished Business:

- Pool Lift – Will be worked on during winter in finding a lift that fits the needs of the pool.
- Cloud/HOA software – Working on website builder to possibly include voting.
- RV Lot – The RV has been removed from the RV lot.
- Asphalt paths and Parking lot – This is currently work in progress.
- Rec center Roof – Cody V. has a few quotes for roofing materials. NW Precision quote: replace shingles 30 yr. \$15,000. \$9359 for flat roof in good condition. Metal roof quote was \$22,000, Scope of the Work, \$12,857 plus \$90 per plywood sheet, shingles 10yr warranty.

New Business:

- Picnic Table – Looking at Splinter proof wood for the picnic table and it might be cheaper to get a E line kit.
- Tennis court fencing – The bid from “The Fence Company” for the tennis court fence is \$24,679 that was from last spring. Approved: 1st Cody Meyers / 2nd Milos Baslovac
- Open building – Looking into replacing or re-keying door locks on rec center. Researching the most cost effective solution.
- Holiday Bazaar – The Bazaar is on Saturday, November 15th from 9am-3pm.

President: Milos Baslovac

I have not much to report this month.

Vice President: Cody Meyer

It has been a light month besides putting away pool chemicals, chlorine.

Maintenance: Cody Vallely

Not present.

Treasurer: Missy Villa

Treasurer's Report:

Balance Sheet as of October 9, 2025:

Checking: \$111,717

Money Market: \$18,983

Reserve: \$24,591

Total: \$155,291

Money in for the last 30 Days: \$8,219

Money out for the last 30 Days: \$7,808

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$140

Pay HOA - \$230

Utilities:

TVWD - \$136

NW Natural - \$417

Ziply Fiber - \$60

PGE - \$239

Ooma - \$19

Waste Management - \$96

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1,720

Operational/Payroll:

Bookkeeper - \$577

Lifeguards - \$2077

State Farm - \$352

OR Dept of Revenue & IRS - \$794

Total outstanding dues/finance charges/RV lot/rental for this FY: \$52,194

Dues/fees/RV lot paid in the last 30 days \$7,777

Rec. Center/RV Lot: Molly Holmes.

Not present

Property Standards: Muffy Vasale

Not present.

Homeowner Comments:

None

Meeting Adjourned at 8:35 pm 1st Milos Baslovac / 2nd Cody Meyers

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for November 13, 2025 at 7 pm in the Rec Center

November 2025

There was not a quorum

No meeting minutes



December 11, 2025 Board Meeting Minutes

Meeting called to order at 7:12 pm

Board members present: Milos Baslovac, Missy Villa and Tia Branstetter

Board members not present: Molly Holmes, Cody Vallely, and Cody Meyers

Board Quorum: No

Approval of 2025 November Minutes: No Quorum

Homeowner Attendance: 3

Homeowner Concerns/Comments:

No comments.

PIPS:

- Lot 13 has new homeowners and would like to replace the fence and add a gate with a path leading up to the gate. Since we did not have a quorum the board turned to an online vote. On 12/22/2025 it was Approved: 1st Tia Branstetter / 2nd Cody Meyer, 6 Ayes 0 nays.

Unfinished Business:

- Pool Lift – This is currently work in progress.
- Cloud/HOA software – no extra input
- RV Lot – The fence was cut and Milos repaired the fence. Nothing in the RV lot looked disturbed. No reports of RVs being broke into.
- Asphalt paths and Parking lot – This is currently work in progress.
- Rec center Roof – This is currently work in progress.
- Tennis Court Fence – The work has been completed and the company notified of debris that was left behind. Thank you to the homeowners that noticed the mess that they left.
- Rec center security – Replacing or re keying locks and making sure the doors are locked at the rec center is a priority. The doors have been found unlocked and that is a concern. The board is looking into a cost effective way to get this done.

New Business:

President: Milos Baslovac

I repaired the fence at the RV lot that was snipped.

Vice President: Cody Meyer

Cody M. has been busy with walking the neighborhood and filling in for the vacant position of property standards. He sent out notifications for 76 violations! (recycle, trash, yard debris bins in sight/expired tags on vehicles, etc.)

Maintenance: Cody Vallely

Not present.

Treasurer: Missy Villa

Treasurer's Report:

Balance Sheet as of December 11, 2025:

Checking: \$120,297

Money Market: \$18,985

Reserve: \$24,593

Total: \$163,876

Money in for the last 30 Days: \$26,125

Money out for the last 30 Days: \$15,666

Subscriptions:

Ionos (Email) - \$16

Microsoft 360 - \$8

Quickbooks - \$132

Pay HOA - \$230

Utilities:

TVWD - \$136

NW Natural - \$30

Ziply Fiber - \$60

PGE - \$316

Ooma - \$19

Waste Management - \$96

Maintenance:

Barrier pest control - \$35

Apollo Pools - \$376

Operational/Payroll:

Bookkeeper - \$289

Lawyer - \$98

State Farm - \$352

OR Dept of Revenue & IRS - \$75

Total outstanding dues/finance charges/RV lot/rental for this FY: \$37,300

Dues/fees/RV lot paid in the last 30 days \$23,808

Rec. Center/RV Lot: Molly Holmes.

Not present

Property Standards: Open Position

Homeowner Comments:

None

Meeting Adjourned at 7:57 pm 1st Missy Villa / 2nd Tia Branstetter

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for January 8, 2026 at 7 pm in the Rec Center