



June 11, 2026 Board Meeting Minutes

Meeting called to order at 7:08 pm

Board members present: Milos Basovic, Missy Villa, Joe Villa, Peter Holmes and Tia Branstetter

Board members not present: Cody Meyers and Maria Flemming

Board Quorum: Yes

Approval of the May 2026 Minutes: Approved 1st Missy Villa / 2nd Peter Holmes

Homeowner Attendance: 4

Homeowner Concerns/Comments:

- Home owners were inquiring about dumpsters for the neighborhood funded by the HOA. The only problem was that there would be no one to monitor these dumpsters to make sure other people from outside of the neighborhood dumps non compliant materials into them. There was a suggestion of homeowners going in together and renting a dumpster instead.

PIPS:

- Lot 153 - Replace Fence and paint it Grey. Approved: 1st Missy Villa / 2nd Tia Branstetter

Unfinished Business:

- Asphalt paths and Parking lot – Cody M. has this project currently on hold.
- Rec center Roof – The company has finished.

New Business:

- Pool lifeguards: These positions have been filled.
- No Mans Land: This needs to be addressed before the 4th of July.
- Neighborhood clean up day: Set a day in the spring and fall to help clean up our neighborhood. It could be an event to help tidy up our areas.
- National Night Out: This is on the first Tuesday of the month (August 4th). Is anyone interested in coordinating this event?
- Dumpsters: This was brought up last year as well. The concern was for non compliant material and also monitoring. Not approved 1st Milos Basovic / 2nd Tia Branstetter (Official Response letter)

Thank you for the suggestion regarding a community dumpster rental. This idea has been raised by homeowners on several occasions, and the Board has discussed the idea at length, ultimately concluding that an HOA-sponsored dumpster rental is not in the best interest of the community due to concerns related to fairness, cost allocation, oversight requirements, and potential liability. As a result, the Board has decided not to pursue a community-funded dumpster rental.

While we understand the convenience such a service could provide, there are several concerns

that make it difficult for the HOA to administer fairly and responsibly. A dumpster has limited capacity, and there is no practical way to ensure that all homeowners would have equal access to the available space. Managing usage limits and addressing potential disputes would require ongoing oversight by the Board.

In addition, dumpster rentals come with strict restrictions regarding what materials may be disposed of. The HOA would be responsible for monitoring compliance, addressing prohibited items, and potentially incurring additional costs if disposal rules are violated. There are also concerns related to safety, illegal dumping, property damage, and other liabilities that could ultimately affect the entire community.

The Board also feels it would be difficult to justify spreading the cost among all homeowners when not everyone would use the service, and the dumpster would likely be unable to accommodate participation from every household.

For residents who are interested in this option, we believe a better approach would be for participating homeowners to organize a private dumpster rental and share the cost among those who choose to participate. This would allow interested residents to take advantage of the service without creating additional costs, responsibilities, or liabilities for the HOA as a whole.

We appreciate the suggestion and your desire to find ways to serve the community. Thank you for bringing the idea forward for consideration.

Sincerely,

The Cross Creek HOA Board

President: Milos Basovic

I have no report for May.

Vice President: Cody Meyer

Not present.

Maintenance: Joe Villa

I have reached out to A&J Landscaping with no response back from the company. I am willing to check other landscaping companies to get quotes for cleaning up No mans Land before the 4th and I will look into alternative weeding for the RV Lot. I also was checking prices and options for pressure washing the tennis court.

Treasurer: Missy Villa

It has been a good month. The Rec center roof is paid and the Non profit renewal is paid. (This is every other year) I also helped homeowners with questions and wrote up an official response letter.

June Treasurer's Report:

Balance Sheet as of June 11, 2026:

Checking: \$96,896

Money Market: \$18,989

Reserve: \$24,599

Total: \$140,485

Money in for the last 30 Days: \$13,842

Money out for the last 30 Days: \$5,267

Subscriptions:

Ionos (Email) - \$36

Microsoft 360 - \$8

Quickbooks - \$132

Pay HOA - \$254

Utilities:

TVWD - \$328

NW Natural - \$35

Ziply Fiber - \$65

PGE - \$158

Ooma - \$19

Waste Management - \$103

Maintenance:

Barrier pest control - \$35

A&J Landscaping - \$1720

Apollo Pools - \$62

Misc Pool Expenses - \$476

Operational/Payroll:

Bookkeeper - \$581

Life Guards - \$620

Payroll Taxes - \$252.40

State Farm - \$349

OR Dept of Revenue & IRS - \$150

Workman's Comp Insurance - \$560

Oregon Sec of State - \$50

Rec. Center/RV Lot: Peter Holmes

There has been tons of the rec center rental requests. The website needs to be cleared up on the swim times during rentals. I will reach out to Cody on pool swim times. I also have looked at the RV lot and I am working on the wait list. I am making progress.

Property Standards: Maria Flemming

Not Present

Homeowner Comments:

There was no other comments from homeowners.

Meeting Adjourned at 8:17 pm 1st Milos Basovic / 2nd Missy Villa

Submitted by: Tia Branstetter, Secretary

Next board meeting is scheduled for July 9, 2026 at 7 pm in the Rec Center