

## ***Cross Creek Homeowner Association Board of Directors meeting Wednesday, February 17, 2021 6:00pm via zoom***

The Meeting of the Board of Directors of the Cross Creek Homeowners Association was held on Wednesday, February 17<sup>th</sup>, 2021 via virtual zoom meeting.

Kim Hayes called the meeting to order at 5:04 PM, all Board members were present and quorum was established. Kim Hayes from Management and Associates was also present and acted as recording secretary.

**Reading / Approval of Unapproved Minutes-** January 20, 2021. A **motion** was made by Sally Giar to waive the reading of the minutes from the previous meeting and approve as presented, **motion** was seconded by Ed Potter. **Motion** carried unanimously.

### **ELWCC's President's Report-**

- The president discussed the recent proposals that were submitted to the Board for review and consideration for the sidewalk grinding. After careful review of the community with each vendor, a **motion** was made by Kathleen Blackwell and seconded by Bobbie Spatora to accept DMIs bid totaling \$3571.00. **Motion** carried unanimously. Manager will follow up and schedule service as requested.
- Sally Giar discussed the oak trees on the apron, the Board is reviewing legal clarification. Sally Giar met with a certified arborist Apollo O'Neil and walked the community reviewing the trees for a plan of preservation, trees would be logged and inventoried. Manager will see if O'Neil's is willing to attend a zoom meeting in March to help educate the community on the value of keeping the trees healthy with a plan of action.
- Recent e-blast notice sent to the community in reference to the road gate closure.
- Board member Marc Hamilton had attended ELW Board meeting which he touched on topics from the meeting.

**Treasurer's report-** Attach Treasurers report.

### **ARB Report-**

- Rosetta Bowsky discussed there were five **ARB** approvals located at 1519 Woodstream for pavers & driveway, 1514 Woodstream for pavers & driveway, 4800 Pebble Brook, French drain install, 1422 Woodstream remove dead tree, 1514 Woodstream new roof GAF shingles.

### **Managers' Report-**

- A collections status report through January 31, 2021 totaling \$1174.64. All previous accounts in pre-lien or lien status have been satisfied, late letters will be sent out accordingly.
- A proposal was previously submitted to the Board from the Fence Factory; two styles of fencing to be installed around the pool. The board has the option of 6 foot chain-link or

aluminum. Proposals were submitted to the Board with colored photos. Waiting on proposals from West Coast fence, Fence Factory and Bay Area fence.

- The storm sewer jet has been cleaned, service to be conducted every three years.
- Three proposals submitted to the Board for pool paver's sand, seal, and clean.
- Bay Area fence they are still waiting on a proposal from West Coast Fence; Discussion for the next meeting.

**Maintenance Report-** Tom Ruddy Maintenance report for February.

- Sally authorized Millennium to repair leak at 1469 Woodstream on Wednesday. Millennium came back twice, the area was too wet to replace sod. The pipe from the downspout should be disconnected by resident as it's emptying into the ground is keeping the ground soaked.
- The big fountain power tripped twice. Waiting for Solitude to repair. They suggested a new controller. Tech found ants behind timer and sprayed. Tom Ruddy will check in a few days, fountain is ok today. Fountain tripped again, new controller has been requested. Whole controller is to be replaced. Still waiting on an update. Kim Hayes may want to check with them in a few days.
- Getting bids on sidewalk repairs. Will meet with technician to walk sidewalk on Tuesday. Walked with Kathleen Blackwell, estimates will be going to Board.
- Power Phase replaced 5 lights and reran lines in a few places. I have one (1) light as a spare. All LED lights around Woodstream and Pebble Brook are working. Les will come back to add electrical outlets on pedestals at Pebble Brook entrance for Christmas Wreaths. There is still one light out, waiting for invoice and light to be changed.
- No vendor contact on resurfacing pool deck gave number of Pool Works to the Board, recommend by Rick. Board to get 3 estimates. Pool overflowed, called Rick, could be rain water overflow, it was.
- Water coming out of well. Accurate Drilling to check. Accurate on site today. They adjusted a relief valve. There is a transducer problem. Met with tech they are repairing it now. It's under warranty. Called and transducer replaced, everything is working. Glad I was lucky to see water flush and call for service. Tom stated he will contact Solitude timeline on a replacement controller and breakers in box. Tom Ruddy suggested we get a service contract for solitude service of fountains. Clean fountains and check all components. We have had a visit to clean fountain recently

**Old Business-** Pool fence- The Board has requested proposals from the Fence Factory. Pool paver proposal to power wash, sand and seal. The Board received three bids to sand, seal, and power wash the pool pavers after careful review and consideration a **motion** was made by Ed Potter to approve the proposal submitted by the Pool Works motion second by Sally Giar and carried unanimously. 50% payment due at contract signing \$1346.88 the balance will be due seven days after completion \$1346.87.

**New business-** Updated documents with attorney. (Table at this time.)

**Dates, place and time of next meeting-** The next meeting will take place on Wednesday, March 17<sup>th</sup>, 2021 at 5 PM St. Patrick's Day via zoom.

**Adjournment-** There being no further business, a **motion** was made by Ed Potter and second by Sally Giar to adjourn the meeting at 6:22 PM **motion** carried unanimously.

Submitted by:



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Kim Hayes, LCAM  
Management and Associates

Approved by:



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Sally Giar, President  
Cross Creek Homeowners Association, Inc.