

CROSS CREEK AT EASTLAKE WOODLANDS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday, March 17th, 2021
5:00 PM Zoom

1. **Call to order:** The meeting was called to order by President Sally Giar at 5:07PM
2. **Calling of the roll:** Four board members were present. Bobbie Spatora was absent. A quorum was established. Kim Hayes from M & A was also present and acted as recording secretary. Manager introduced guest speaker Apollo O'Neil who provided a slideshow presentation for review on implementing a tree maintenance program.
3. **Reading and disposal of unapproved minutes:** A motion was made by Ed Potter and second by Sally Giar to waive the reading of the minutes from the previous meeting on February 17, 2021. They were approved as presented and motion carried unanimously.
4. **Presidents Report:** President Sally Giar discussed:
 - a. Landscaping proposal for the entrances was discussed and voted on. Work will be conducted by Millennium who had provided estimates and drawings. Cost: \$1661
 - b. The pool heat pump is currently being repaired by Rick's Pool Service.
 - c. The tow policy was discussed and voted on.
5. **Treasurer's Report:** Ed Potter reported on the financial status of the Community as of February 28th, 2021. Operating cash balance of \$55,257.26 was \$1200 greater than the balance at the end of January. The Reserve balance of \$289,324.68 was approximately \$10,000 greater than last month's Reserve balance of \$279,915.31 which reflected the approximately \$14,356.25 in deposits and \$4,946.88 in expenses. Two Reserve projects – storm drain cleaning (\$3,600) and pool paver cleaning and sealing (\$1,346.88) were completed in February. These were the first two of the planned reserve projects to be completed this year. The other projects include installation of a new pool fence, asphalt paving of the streets on the north end of the Community, and replacement of the pool pump and the spa pump if either or both are needed. One Operating project was done in February – the sidewalks for the common areas were cleaned (\$1175). That expense was charged to the General Maintenance account. There were no significant variances to any of the operating expense accounts. The Treasurer's report that was used during the Treasurer's talk will be available on the Community website.
6. **ARB report:** Rosetta Bowsky announced there were nine (9) ARB applications submitted and approved. Rosetta Bowsky announced there will be an ARB committee meeting at the pool Saturday, March 20 at 10 AM. All residents are invited to attend.

7. Manager's Report:

- a. Tree maintenance program proposal submitted to the board for review and consideration from Apollo O'Neil. He was also a guest speaker and provided a PowerPoint presentation on implementing a healthy tree maintenance program within the community guided by certified Arborist guidelines.
- b. A1 Recovery towing contract policy provided to the board for review and consideration.
- c. FPAT quote provided to the board for review and consideration.
- d. Solitude pond maintenance representative is presently reviewing the Cross Creek large pond for vegetation growth within the rip rap and if this will ultimately compromise the rip rap.
- e. Recent storm drains sewer jetting/cleaning: Seminal Septic has been purchased and is now DBA Wind River Environmental. The service was conducted in February 2021 and the next cleaning will be done every 3 years or as needed.
- f. DMI sidewalk grinding proposal has been signed noted in the minutes and submitted to the vendor to schedule service. We are waiting on a start date.

8. Maintenance Report:

- a. Fountains were cleaned and a new controller was replaced at the big pond under warranty. If we continue to have an issue with the controller tripping, we will need to pursue the quality of the electric power supply to the wall.
- b. Pool deck was recently pressure washed and sealed.
- c. All LED lights at entrances are now working.
- d. All locks at the pool and large pond fence were lubricated.
- e. The pool fence was temporarily repaired to bridge until replacement later in the year.

9. Old Business:

- a. Tow Package: A tow policy package from A-1 Recovery was submitted to the board for review and consideration. Based on the association Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cross Creek at Eastlake Woodlands section 2.02 states "No vehicle shall be parked on paved streets overnight." A motion to approve the tow policy from A-1 Recovery was made by Sally Giar and second by Mark Hamilton. This is no cost to the HOA to initiate this process. The motion carried unanimously. The board requested that; notification of the tow policy be reflected in the minutes, be sent via communiqué, towing signs be installed at each entrance, an E-blast be sent to the membership, A-1 Recovery information pertaining to the tow policy be posted on the association website, and a letter be sent directly to each member from Management and Associates at the direction of the board of directors.

- b. **Tree Maintenance Program:** Three tree service companies were interviewed. O'Neil's Tree Service was the only certified arborist to offer a complete tree maintenance program. O'Neil's presented a plan of action which includes systematic tagging and logging of growth and development of the mature trees, proper planting of appropriate new trees, and a digital document for ongoing management of the trees into the future. The purpose of this tree management program is to protect the health of the trees, maintain the tree canopy while limiting potential costs due to root destruction to the underground utilities, irrigation lines, cement slabs, and to help diminish distress to homeowners due to leaf and tree debris. This Board's approach is to be proactive in protecting the ambiance of the community and the resident's home value.
- c. **Document Review:** The Board is in the process of reviewing the covenants. They have never been revised.

10. New Business:

- a. **Pool Fence Proposals** were submitted to the board for review and consideration. The fence replacement is slated to take place in 2021.

Date, Place and Time of Next Meeting: The next Meeting will take place on Wednesday, April 21st via zoom at 5 PM.

Cross Creek BOD

Submitted by:

Approved by:



**Kim Hayes, LCAM
Management and Associates**



**Sally Giar, President
Cross Creek Homeowners Association, Inc.**