

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

April 15, 2020

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday April 15, 2020 – Virtual Zoom Meeting.

Kim Hayes, Property Manager called the meeting to order at 5:00 pm, all board members were present and a quorum was established. Kim Hayes from Management & Associates served as recording secretary.

Disposal of any unapproved minutes: A motion was made, seconded and carried unanimously to waive the reading of the meeting minutes from March 11, 2020 and approved as presented.

1. **President's Report:** President Giar reported on the drainage stating on December 5, 2019 the board received an email from Bob Tedoldi making us aware of an issue occurring on the bank of the creek between the properties at 1438 and 1442 Woodstream. The drainage pipe appeared to be sinking in the ground and the pipe was forming a large depression. The pipe segments are 8ft long and 48 inches in diameter, reinforced concrete pipe (RCP) weighing 13,000 pounds each. The needed repair is the final two segments that connect to the tapered end which is now at the bottom of the creek. The joints have separated, and the rainwater has carried the soil into the pipes and out to the creek resulting in large depressions. After consulting with industry experts Bob Hugenschmidt and Jack Picker (with the ELW Board) we requested bids from five companies.

Vice President's Report – N/A

Treasurer's Report: See Attached For the monthly Community financial report.

ARB Report: ... Ms. Bowsky reported two applications were submitted to the board for review and consideration. 1451 Wood Stream for pavers is pending and being reviewed by the committee and the Board to change restrictions. 1491 Riverdale to replace glass enclosure room addition approved

1. **Manager's Report:** Collection status report through March 31, 2020 totaling \$2681.05. There is currently one pre-lien in place interest totaling \$129.61 no late letters were sent out in March. The Millennium Mulch project is underway. Reserve study - Brad Felton with FPAT has been in communication with the board; unfortunately, due to coronavirus the reserve study is on hold until we can meet on property. Bookkeeper Debbie Pearn has retired and new bookkeeper Evelyn Montgomery will be introduced to the Board when the office reopens as everyone is working remotely due to coronavirus. All questions and concerns pertaining to bookkeeping will continue to be sent to Debbie's email. Ms. Montgomery and Controller Helen Parkhill will be overseeing the transition. Work orders continue to come through the service coordinator Kari Lopez and are documented and provided to the vendor for their attention. Irrigation issues outside Cross Creek wall along Woodlands Boulevard have been brought to the attention of ELW managers as requested by the Board. A meeting will take place later with the Boards from Cross Creek and ELW once coronavirus restrictions are lifted to discuss responsibilities and clarification pertaining to irrigation and pipe breaks. There are 32 areas of concern within the community all areas were noted after a recent trip and fall report was brought to our attention manager had all areas noted

documented and marked with paint areas will be ground down accordingly this is necessary general maintenance and repair needed to ensure safety within the community.

Old Business: Red mulch has been delivered and Pine Bark is on the way slowly due to coronavirus. Mr. Potter discussed the reserve study delay (due to Covid19) projected date May 4 timeline for walk through. Cross Creek community hoping to meet the deadline for the budget early July with reserve study project. In response to his request, Mr. Potter received a timeline for the project that estimates completion in time for the start of the 2021 budget planning process.

New Business: Drainage issue

ON MOTION: Duly made by Mr. Potter, seconded by Ms. Spotoro and carried unanimously.

RESOLVE: Accept AMI proposal to address drainage issue.

March Maintenance: Broken sprinkler caused by mower behind the Fusaro's house repaired. Common grounds Magnolia tree dirt filled by Millennium, and several irrigation breaks at Woodstream wall were repaired by Millennium. Pool issue - noise and heater displaying Flo. Rick said someone moved a lever on collective box. Tardif installed new pole at pool with all LED lights. Irrigation timer set at both entrances - wall watered twice a week, median watered every other day, leak at Pebblebrook entrances repaired by Millennium. Main pipe's leak at 1463 Riverdale causing wet sidewalk repaired. power to 4 pool lights shut off and irrigation head at main entrance median replaced. No light on small pond, reset by switch. Main irrigation leak at Woodstream exit - sidewalk cut and 4 inch pipe repaired by Millennium. Dead Crape Myrtle at Woodstream exit sidewalk issue resolved.

Date, Place and Time of Next Meeting:

ON MOTION: Duly made by Mr. Potter seconded by Ms. Blackwell and carried unanimously.

RESOLVE: To move board meetings to the third Wednesday of the month.

The next board meeting will be held on Wednesday May 20, 2020 at 5:00 pm using Zoom virtual meeting.

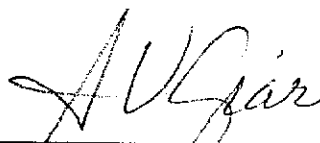
Adjournment: There being no further business to come before the board, a motion was made to adjourn the meeting at 5:36 pm, seconded and carried unanimously.

Submitted by:



Kim Hayes, LCAM
Management and Associates

Approved by:



Sally Giar, President
Cross Creek Homeowners Association, Inc.