

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 20, 2020**

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday May 20, 2020 – Virtual Zoom Meeting.

Sally Giar called the meeting to order at 5:01 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 April 15, 2020 and approve as presented.

1. **President's Report:** President Sally Giar discussed recent mulch project, which should be completed within next few days. Drainage repair project recently completed by AMI will be installed and the work completed. AMI suggested not to camera scope, as there is an abundance of salt and dirt.

**AMI provided board with proposal to clean out the entire pipeline for a cost of \$3,200.**

**ON MOTION:** Duly made by Sally Giar, seconded by Kathleen Blackwell and carried unanimously.  
**RESOLVE:** To amend previous motion approving camera project and not move forward based on professional recommendation by AMI.

**ON MOTION:** Duly made by Ed Potter, seconded by Kathleen Blackwell and carried unanimously.  
**RESOLVE:** Approve cleaning of the pipe Proposal # 562 for \$3,200.00 in place of camera scoping. This will result in an increase of \$450 to complete the project.

2. **Vice President's Report – N/A**
3. **Treasurer's Report:** See Attached.

**ARB Report:** Rosetta Bowsky discussed five applications submitted and approved: 4782 Pebble Brook, 1525 Riverdale, 1519 Riverdale 1531 Riverdale and 4807 Pebble Brook.

4. **Manager's Report:** Collection status through April 30, 2020 totaling \$3548.51. Pre-lien cost \$70.00 and interest totaling \$129.61. There is one pre-lien in place. Service coordinator's (Kari Lopez) role is to manage work orders and coordinate with vendors, she updates the portal with necessary notations and follows up with contractors weekly until work order is closed. Any request not covered by HOA is homeowner responsibility. A board member or homeowner via phone, email or the portal may submit work orders. Reserve study near completion and manager will have entrance photo updated.

**Old Business:** A. Sally Giar discussed opening of pool and CDC guideline restrictions including social distancing.  
B. Kim Hayes provided board with proper procedures for work orders for association common areas and service requests for homeowners.  
C. Remaining payment for mulch project has been submitted and mulch should be completed this week.  
D. Board has requested legal clarification regarding the 42 homes that back up to the creek, land belonging to Club Corp. Historically Cross Creek has maintained although land does not belong to them.

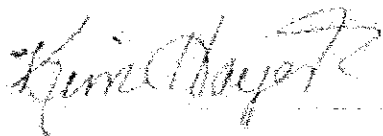
**New Business:** Kim Hayes explained service request process. Any service request not covered by the HOA is the homeowner responsibility to arrange. The service coordinator will provide the homeowner with vendor contact information if requested but does not make recommendations.

**Maintenance:** A. Tom Ruddy discussed several irrigation issues where pumps were shut down and restored. Sidewalks repaired, maple tree poles removed, four lamps removed from pool.  
B. Fountain – 30 years old and needs to be replaced. Types of fountains and prices will be provided to board from Solitude.

**Date, Place and Time of Next Meeting:** Wednesday June 17, 2020 at 5:00 PM via Zoom.

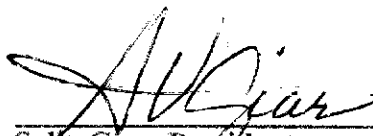
**Adjournment:** There being no further business to come before the board a motion was made to adjourn the meeting at 5:38 pm, seconded and carried unanimously.

**Submitted by:**



**Kim Hayes, LCAM**  
Management and Associates

**Approved by:**



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