

**Cross-Creek Homeowners Association Board of Directors Zoom  
Meeting Wednesday, November 17, 2021 at 5:00 PM**

**Call to order:** The meeting was called to order at 5:04 PM

**Roll Call:** All board members were present. A quorum was established. Kim Hayes from Management and Associates was also present and acted as recording secretary.

**Reading and disposal of unapproved minutes from October 20, 2021:** A motion was made by Sally Giar to waive the reading of the minutes from the October 20th meeting and approve as presented, a second motion was made by Ed Potter and carried unanimously.

**President's Report:**

DOCS update - The lawyer has responded to the board with comments and questions as a result of the zoom meeting on the document revisions. We are in the process of making a few changes and most likely after the first of the year, we will be sending out a revised copy along with an explanation regarding questions asked by the membership.

Annual meeting on Zoom. The board was asked of the possibility of having our annual meeting in person. Kim checked with the country club and were advised that we could request a room for our meeting, but if there was an opportunity for them to rent that room for a party, we would be bumped. December is a busy time of the year for the club with people having parties, so rather than taking the chance of getting bumped out of our reservation, we will be having our annual meeting on zoom again this year.

Christmas Decorating – Santa's elves will be out decorating our entrances this weekend for Christmas. I'm seeing many of the neighborhoods getting into the spirit early, and it seemed like a good idea.

**Treasurer's Report:**

**Expenses:** The balance in the operating account as of October 31, 2021, is \$68,531.69 which is approximately \$2557.41 less than it was in last month's net balance of \$71,089.10. Operating income for October, at \$39,453.62, is close to the average amount received per month. Monthly expenses for September are \$40140.14, which are higher than the average for monthly expenses and \$686.52 more than the monthly income. The reserve balance as of the end of October is \$341,051.36. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of \$45.92. There were no reserve expenses for the month of October. Legal and Professional fees are over budget \$1458.33 for the month and are projected to be \$1664.57 for the year. This variance can be attributed to the work done by our lawyer on the community's documents to align them more closely to current

practices. There is a negative variance to the repair and maintenance general account of \$5460.40 due to payment of \$6673 for sidewalk repairs. While this is a negative variance for the month, the year-end variance is expected to be positive. A negative variance to the grounds maintenance general account is due to an incorrect posting of two Palm Tree invoices totaling \$2400. The charges will be reversed and posted to the repair and maintenance account where the charges were originally budgeted. **Projects Review:** Operating Projects' costs for October increased by \$65 for irrigation repairs and \$6673 for sidewalk repairs during the month of October. Both projects are running under budget.

**ARB Report:** Rosette Browsky reported there were three approved architectural applications submitted; 1532 Woodstream, 1481 Riverdale, and 1486 Woodstream.

**Manager's Report:** Updated collection status report through October 31, 2021, totaled \$2102.84. Currently, there is one pre-lien in place and late letters will be sent out accordingly. The manager has provided the board with the new paint contract for the project to take place in the 2022 year with the Daley Group. The contract was submitted to the board for review and consideration. The manager has provided the board with the new landscape contract for review and consideration. The manager has provided the board with the new irrigation contract from Aqua Pro for review and consideration. The annual meeting will take place on December 15<sup>th</sup> at 6 PM via zoom. We are a community that has covenants, rules and regulations and ARB guidelines. All homeowners agree to follow all of these "rules" when they purchase a home in the Cross Creek community. Every homeowner has the right to communicate with the management company or the board when a resident continually is not following one of these "rules.". As an HOA, what legal responsibility does the HOA and the Management Company have in protecting a resident who reported an infraction from resulting harassment from the resident who received "a courtesy email" from the property manager about the rule violation? And what responsibility does the HOA have in protecting the rest of the residents from being hounded by the angry resident as they try to determine who may have sent the complaint?

**Maintenance Report:** Tom Ruddy reported November maintenance. The deadbolts were repaired at the pool restrooms. Tom replaced a new nozzle on the wall hose and removed the water bags and hose from new trees. Met with Bob Hugenschmidt to check the big pond control box. There are issues with weeds on red rock. Solitude should be notified by management. A fresh water leak has been reported at 4741 Pebble Brook. The resident was notified and still has not been repaired. Lights are out at Woodstream the breaker has been reset, so the issue was resolved. The fountains were reset for daylight savings time.

**Old Business:** N/A

**New Business:**

**A. Paint contract:** A new proposal was submitted by Jim King of the Daily Group to paint 19 homes per the contract slated for the 2022 project. The total amount for all homes in the community on the slated table scale total \$340,650. The reserve paint fund equates


to \$2825 per home. There was a 2% increase. The board reviewed the contract, a motion was made by Ed Potter to approve the contract as presented, motion seconded by Bobbie Spotora and carried unanimously. Manager will follow up with the Daily group and provide the signed paint contract.


**B. Landscaping contract:** A new contract was submitted by Millennium Landscaping to the board for review and consideration. The total annual amount is \$156,000. The board was pleased with the contract and cost; however, decided to remove the irrigation portion out of the contract. The contract start date is February 1, 2022 to January 1, 2024. The new contract includes palm tree trimming once per year. A motion was made by Kathleen Blackwell and second motion made by Mark Hamilton to approve the contract as presented, motion carried unanimously. Manager to follow up with the signed contract to James Slayton at Millennium Landscaping.

**C. Irrigation:** A new Irrigation contract was submitted to the board for review and consideration from Aqua Pro who will service the entire community. They would be checking all the zones, heads and controllers every other month and upon owner request; they will service homeowners as needed, rates and services will apply per contract. The total annual contract amount \$9600, a two-year agreement. After careful review and consideration, a motion was made by Sally Giar and second motion made by Kathleen Blackwell to approve the contract as presented, motion carried unanimously. Manager will follow up with the signed contract to Ken from Aqua Pro.

**Date, place and time of next meeting:** The next meeting will be the annual members meeting, and it will take place via zoom. The notices were sent out in accordance. The meeting will be December 15 at 6 PM.

**Adjournment:** With there being no further business, a motion was made by Ed Potter and second motion made by Sally Giar to adjourn the meeting at 5:52 PM, motion carried unanimously.

  
\_\_\_\_\_  
Submitted by:  
Kim Hayes, LCAM  
Management and Associates  
Inc.

  
\_\_\_\_\_  
Approved by:  
Sally Giar, President  
Cross Creek Homeowners Association,