

# Cross Creek Homeowner Association Board of Directors Meeting

Wednesday, January 20, 2021 at 5:00 PM  
Zoom.

The Meeting of the Board of Directors of the Cross Creek Homeowners Association was held on Wednesday, January 20<sup>th</sup>, 2021- Virtual Zoom Meeting

Kim Hayes called the meeting to order at 5:03 PM, all Board Members were present and a quorum was established.

**READING/APPROVAL OF UNAPPROVED MINUTES** — A motion was made by Sally Giar and second by Kathleen Blackwell to waive the reading of the minutes from the previous meeting held on 12/9/2020. The motion carried unanimously. A motion was made by Ed Potter and second by Sally Giar to waive the reading of the minutes from the organizational meeting and approve as presented. Motion carried unanimously.

**ELWCC's Presidents Report** - Items of interest from the ELWCC's President's Meeting:

- ELWCC is currently looking for a replacement for the Heron
- M & A is compiling a list of resident emails to build a data base for electronic communication
- Maintenance of ponds throughout Eastlake is now the responsibility of the respective neighborhoods
- ELW 2021 budget increased 3.5%. They are focused on keeping reduced increases in the future
- Sidewalk repairs and power washing are ongoing projects throughout Eastlake
- There are plans to widen the exit at Tampa Road
- Club Corp is responsible for the repair of the collapsed drainage area between Cross Creek and the Preserve.

**Treasurer's Report** - Ed reported that the Community exceeded, by \$10,000, the target for the Reserve funds to begin 2021. He also noted that, thanks to the Board's controlled spending in the final quarter of 2020, we have successfully begun to build up our Operating Contingency funds for 2021.

Ed Potter recommended the funds from a maturing CD at Centennial Bank be moved to a money market account. A motion was made by Ed, second by Marc Hamilton and carried unanimously. Manager will follow up with bookkeeping accordingly.

**ARB Report** - Rosetta Bowsky discussed several ARB approved applications: 1551 Woodstream, 4800 Pebble Brook, 1498 Woodstream, 4819 Pebble Brook, 1454 Woodstream, and 1551 Riverdale, still in review 4794 Pebble brook.

Rosetta requested better communication from Alex, M & A ARB coordinator in order to ensure that owners receive approval letters and follow up with Rosetta is completed in a timely manner. Manager will follow up to ensure a smooth transaction is obtained.

## Managers' Report

- Collection status report through December 31, 2020 totaling \$1734.30. Currently there is one pre-lien in place.
- The association CD with Centennial Bank is set to mature on January 20, 2021. There's a 10 day maturity grace. The board will decide to leave the funds in the CD and let it roll over or move to another account where they could receive a better interest rate.
- General maintenance items are addressed accordingly and issued a work order code by service coordinator Kari Lopez.
- Millennium landscaping has completed their first year with the community. Things are going very well and manager will provide the board with a contract for review and consideration for further service.
- Todd from Seminal Septic has reviewed the community storm drains. Drains have not been addressed in quite some time and he will provide a proposal for service. A Motion was made by Ed Potter and second by Mark Hamilton to except the proposal from Seminal Septic to jet clean the storm sewer drains within the community. The motion carried unanimously. This service should be done 3-5 years as preventative maintenance. Manager to follow up with vendor to schedule service date.
- FPAT insurance evaluation, no action at this time.
- Manager is working on proposals for pool paver power washing and resealing, sidewalk grinding and repair, and north end street paving. Also Fence Factory quote for pool fence replacement which was sent to the board in 2018, waiting for updated proposal. The RFP was sent to vendors to provide a proposal to the board for review and consideration.
- There is an area of concern at the entrance column wall area where rust appears to be bleeding through the paint. Jim King from the Daily group has been out to assess the issue and will treat the area and repaint the area of concern this month.

## Maintenance Report

- Lighting repairs/replacements at Woodstream Entrance were done due to a cut cable.
- A power outage caused problems with several sprinkler timers and the fountain timer. Controllers were reset and all seems to be OK.
- Leak in driveway on 1489 Woodstream. Millennium has been notified. Possibility of irrigation leak with pipe under the driveway. It is recommended we tell residents who get new driveways to replace any irrigation pipes at the same time.
- Removed no parking sign at pool.
- Currently waiting to hear about 2 bids: pool deck cleaning and sealing, sidewalk grinding and repairs.

## Old Business – NA

## New Business

- Pressure washing entrances and common ground sidewalk. A proposal was submitted for review and consideration from All Surface Pressure Cleaning. A motion was made by Kathleen Blackwell and second by Sally Giar to approve the proposal submitted for \$1175 to clean the common area sidewalks and pool parking area. A motion carried unanimously. Manager to follow up with vendor to schedule service date.

**Date, place and time of next meeting...** The next meeting will take place on Wednesday February 17, 2021 at 5 PM via zoom

**Adjournment...** There being no further business a motion was made by Sally and second by Ed to adjourn the meeting at 6:27 PM. Motion carried unanimously

Submitted by:

Approved:



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Kim Hayes, LCAM  
Management & Associates, Inc.



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Sally Giar, President  
Cross Creek Homeowners