

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES 3.6.18

Call to Order: Meeting was called to order at 6 PM by Reva Berger, President.

Roll Call: Reva Berger, Thomas Ruddy, Nic Foster, George Fusaro were all present. Bobbie Spotora was absent. Also in attendance was Nancy Lucas, LCAM from Management and Associates.

Approval of minutes from 2.6.18: George Fusaro made a motion, seconded by Tom Ruddy to approve the minutes from the Board meeting held on February 6, 2018 as written and submitted. All in favor, motion passed unanimously.

President's Report: Reva Berger reminded owners to call Management and Associates if they have any questions or issues. She also asked the owners not to interfere with the contractors of the association.

Treasurer's Report: Nik Foster gave the treasurer's report.

Committee Reports:

ARB Committee: The ARB had four applications and all four were approved. Report was given by Rosette.

Common Grounds Committee: Judy reported that many plants have been removed from the entrance due to frost and they would be working on replacing some of them.

Maintenance: Tom Ruddy reported that the control box area at the big pond is eroding badly and the grate over the control box is rotted and needs to be replaced. Tom made a motion, seconded by Reva to use Finn Outdoor to do the necessary work for about \$3900.00. All in favor. Motion passed unanimously.

Tom also discussed the electric work to be done at both entrances by Power Electric Services for about \$3650.00

Pool Committee: George Fusaro reported that there were recently 3 leaks at the spa that have all been repaired.

Welcome Committee: Sally reported that there are 2 new homeowners in the community.

Old Business: None

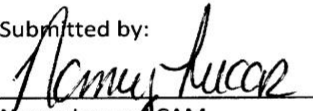
New Business: None

Next Meeting: The next Board meeting will be April 3, 2018 at 6 PM.

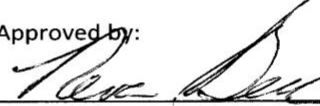
Adjournment: Tom Ruddy made a motion, seconded by Nik to adjourn the meeting at 6:27 PM.

All in Favor, motion passed unanimously.

Submitted by:


Nancy Lucas, LCAM

Approved by:


Reva Berger, President

**Cross Creek HOA Treasurers Report
As of March 31, 2018**

	<u>March</u>	<u>YTD</u>	<u>Versus Budget</u>
Operating Revenue	\$38,154	\$114,587	
Reserve Revenue	\$10,065	\$30,195	0
Operating Expense	\$37,394	\$104,025	Under \$10,625
Reserve Expense	\$0.00		
Operating Balance	\$61,452		
Reserve Balance	\$184,921		\$10,117+ prev mo
Loan Balance	\$136,006**		
Delinquencies	90+	\$17.26	
Operating Acct	\$75,828	As of 03/25/18	
Reserve Acct	\$83,080	As of 03/25/18	
CD	\$101,841		
Total	\$260,749		

**2017 Loan Payments Budgeted: \$63,174.00; 43.15/hm/mo

**One-time assessment: approx. \$1,114.80