

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 15, 2017

APPROVED MINUTES

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on August 15, 2017 at the East Lake Woodlands Country Club.

The meeting was called to order at 6:00 P.M. by Reva Berger who acted as chairperson of the meeting. Jaime L. Soderland-Ballard acted as recording secretary.

The roll was called and the following directors were present: Reva Berger, Thomas Ruddy, Sally Giar, Nic Foster, and George Fusaro thereby establishing a quorum to conduct business.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the July 18, 2017 Board meeting

ON MOTION: Duly made by George Fusaro, seconded by Nic Foster and unanimously carried

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report: Was read aloud and the report will be posted on the website for review.

President's Report: President Berger indicated that she received some complaints regarding dollar weed. Dennis from Cutrite indicated that this is a direct result of over watering. Please notify your neighbors and let the Board know if indeed some folks are over watering. There have been many unexpected expenses and with an aging property there will be more to come. Reva asked for budgeting proposals from each Committee Chair put in their guestimates for 2018.

Officer's Reports:

None

Committee Reports:

ARB Committee:

The ARB had two applications, both were approved. The ARB noticed that some language was omitted in the guidelines that were presented to the Board previously. Those changes were made to incorporate the omitted language and also to clarify the corrections and additions made. A motion was made by Nic Foster, seconded by Thomas Ruddy and unanimously carried to adopt the guidelines as they were presented to the Board on August 15, 2017.

Common Grounds Committee: Noted that this report was taken out of order as Chair needed to be at another meeting. Judy indicated that there were proposals for erosion and the committee had their recommendation; however, the Board had not seen them as of yet. There was no action at this meeting. Judy further indicated that the mulch was ready to be bid and the letters should go to the owners. A question came up regarding the mulch around the common trees and a motion was made by Reva Berger, seconded by Thomas Ruddy and unanimously carried to no longer put mulch around the trees that are located in the parkway area between the sidewalk and the street.

Finance Committee: There was nothing to report. The committee plans meeting the end of the month.

Maintenance/Safety Committee: Electric Outlet at Pebblebrook repaired; three dead trees removed and five trimmed by Oneills. Several irrigation repairs. Seven crape myrtle trees were planted to replace the trees removed. Those trees needed water bags and we need volunteers to water. There was left over sod that was donated to the community and placed at bench pad. Irrigation pump motor replaced. Brazilian Peppers identified and will be removed by Cutrite. Dead plants removed from edge of pond. Preparing application for grant for rain sensors. Cleaned clogged drain near mailbox. Fire Chief info for downed electric poles was submitted.

Pool Committee: The committee Chair expressed the following: Stenner pump regulator is on order; new lights installed; new flow meter installed; stenner line and pump motors were fixed. The flow valve in the

drain tank and the ball valve in the tank are both broken. These items are minor to replace, but need to be done. New cleaning service started and so far so good. The heat pumps are to be serviced in September. The pool book was completed and given to Manager Ballard to make a copy for the official records. The pool committee will look at a combination lock to help deter others from getting into the equipment.

Welcome Committee: The welcome committee welcomed one new owner who were present at the meeting. The new welcome letter is now available.

Old Business: None

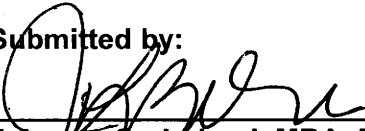
New Business:

None

Next Board Meeting is scheduled for October 17th at the ELW Country Club at 6PM. The meeting has moved from the second Wednesday to the third Tuesday. Please check the website and the upcoming Communique for more detailed information. No September meeting unless an emergency arises.

Adjournment: There being no other business to come before the Board, Reva Berger adjourned the meeting at 7:08 p.m.

Submitted by:



Jaime L. Soderland, MBA, PCAM
Management and Associates

Approved by:



Reva Berger, President
Cross Creek Homeowners Association, Inc.