

Cross Creek Board of Directors Meeting, Wednesday October 20, 2021
via Zoom 5:00 PM

Call to order: The meeting was called to order by property manager, Kim Hayes from Management & Associates at 5:05 PM

Calling of the Roll: All Board members were present except Kathleen Blackwell, a quorum was established. Sally Giar, Ed Potter, Bobbie Spatora, and Mark Hamilton. Kim Hayes from Management & Associates was also present and acted as recording secretary.

Reading and disposal of unapproved minutes from September 29, 2021 board meeting: A motion was made by Sally Giar and second by Bobbie Spatora to waive the reading of the minutes and approve as presented, motion carried unanimously.

President's Report: President Sally Giar discussed O'Neil's Tree Service, stating three trees will be replaced on Thursday; two Crêpe Myrtles and one Holly tree. Millennium is set to finish a palm tree trimming this week. There will be a social gathering pool party on Sunday, October 24th. An email blast was sent to the membership. Revision and review of the association documents with the attorney will be taking place in a zoom meeting on November 3rd at 6:00PM. Q&A for members as they have been asked to send in their questions for the attorney to answer accordingly. This is to help the process and preparing for the proposed amendments to the association documents. Once the meeting is conducted, the documents will be mailed to the membership with a proxy to vote accordingly. Violation letters were sent out to owners with dirty driveways, sidewalks and roofs. There have been a number of residents that have complied.

Treasurer's Report: The balance in the operating account as of September 30, 2021, is \$71,089.10 which is approximately \$2010.74 less than was in last month's net balance of \$73099.84. Operating income for September, at \$39,425.97, is close to the average amount received per month. Monthly expenses for September are \$37,802.91, slightly higher than the average for monthly expenses. The reserve balance as of the end of September is \$332,740.44. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of \$46.73. There were no reserve expenses for the month of September.

The budgeting discrepancy with the grounds irrigation account is going to result in a cumulative end of year positive variance of \$13,963. This is due to fewer irrigation repairs required this year versus past years. Expenses for irrigation repair are \$6287 through September of this year.

There is a negative variance to the pool service general account of \$827 because underground wiring at the pool needed repair.

ARB Report: Rosetta Bowsky stated there were nine (9) architectural applications. All ARB applications submitted were approved: 1520 Woodstream, 1462 Woodstream, 1373 River Oaks, 4730 Pebble Brook, 1402 River Oaks, 1457 Riverdale, 4807 Pebble Brook, 1463 Riverdale, 1551 Riverdale.

Manager's Report: Kim Hayes, manager, has provided the board with the rough draft of the 2022 budget. Communication with the associations legal counsel to discuss the association documents. BOD will present a meeting to the membership and Q&A to allow owners to ask as questions prior to the official document amendment mailing. Portal updated by Tara Martinez. Work orders from Kari Lopez with service request documented and tracked. Manager has provided the board with the Millennium Landscaping contract for negotiating. Majestic sidewalk grinding complete. Manager provided the board with a proactive plan for 2022.

Old Business: Proposed 2022 budget review board discussion and detailed presentation presented by Treasurer, Ed Potter.

New Business: Approve 2022 budget. A motion was made by Sally Giar and second by Bobbie Spatora to accept and approve the 2022 proposed budget, motion carried unanimously.

Date, place and time of the next meeting: The next meeting will be the legal zoom meeting with the association's attorney to discuss the association proposed amendments to the documents with a Q&A on Wednesday, November 3rd at 6:00 PM. The regular scheduled board meeting will take place on Wednesday, November 17th at 5:00 PM via zoom.

Adjournment: There being no further business, a motion was made by Sally Giar and second by Mark Hamilton to adjourn the meeting at 6:15 PM, motion carried unanimously.

Kim Hayes

Submitted by:
Kim Hayes, LCAM
Management and
Association, Inc.

Sally Giar

Approved by:
Sally Giar, President
Cross Creek Homeowners, Inc.