

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

December 9, 2020

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday December 9, 2020 – Virtual Zoom Meeting.

President Sally Giar called the meeting to order at 6:00 PM. All board members were present, a quorum was established and Kim Hayes from Management and Associates acted as recording secretary.

Disposal of any unapproved minutes: A motion was made by Kathleen Blackwell, seconded by Ed Potter and carried unanimously to waive the reading of the meeting minutes from November 11, 2020 and approve as presented.

1. President's Report: Sally Giar and Kathleen Blackwell presented a Power Point presentation in reference to the BOD accomplishments for 2020.

2. Vice President's Report – N/A .

3. Treasurer's Report: Ed Potter reported we now have a month end balance that is equal to what we spend on average each month. As we build our operating contingency fund throughout 2021, we will have greater financial flexibility to meet unplanned exception items without the need to relay on reserve funds. We will also exceed by \$10,000 the Reserve Study recommendation to have \$255, 000 in reserves by January 1st.

4. Maintenance: Tom Ruddy reported a variety of tasks that he took care of in November.

Replaced LED lights at Woodstream entrance, checked to ensure the electricity is working at the Woodstream entrance for lighted Christmas wreaths. There are concerns about a maple tree at Edge Park & Woodstream where the bark has been scratched off by deer or squirrels. Damage to the fence at the south pond was repaired, a potential leak at the pool was checked out, the pool heater fan was replaced. It is suggested that additional electrical outlets be installed at the Pebble Brook entrance for future lighting.

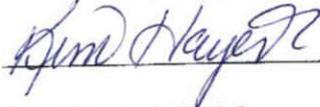
5. ARB: Rosetta Bowsky reported that seven applications have been approved at the following addresses: 4747 Pebble Brook, 1458 Woodstream, 1567 Riverdale, 4801 Pebble Brook, 1531 Riverdale, 1498 Woodstream and 1546 Riverdale.

6. Manager's Report: Collection status report through November 30, 2020 totaling \$1753.33. Currently there is one pre-lien in place and late letters have been sent out accordingly.

Date, Place and Time of Next Meeting: Wednesday January 20, 2021 at 6 PM via Zoom.

Adjournment: There being no further business to come before the board and no questions from members attending, a motion was made to adjourn the meeting, seconded and carried unanimously.

Submitted by: Approved by:



Kim Hayes, LCAM

Management and Associates



Sally Giar, President

Cross Creek Homeowners Association, Inc.