

**Cross Creek Homeowners Association
Board of Directors Meeting
Wednesday, June 21, 2023 at 5:00 PM via Zoom.**

Call to order: The meeting was called to order by property manager, Kim Hayes, at 5:03 PM

Calling off the roll: Board members present Sally Giar, Tom Ruddy, Mark Hamilton, and Bobbie Spotora. A quorum was established. Also present Kim Hayes with Management & Associates, who acted as recording secretary.

Reading and disposal of unapproved minutes: A motion was made by President Giar to waive the reading of the minutes from the previous meeting and approve as presented, motion second by Bobbie Spotora and carried unanimously.

President's report: President Giar reported our new pond vendor, Lake Brothers, is doing a fabulous job removing all of the weeds and they seem to have the ponds looking much better and under control. Thank you to Lake Brothers.

Treasurer's report: Operating Budget as of 5/31/23, the net positive variance was \$6,230 which is in line with expectations. Interest income year-to-date was \$5,886 which favorably compares with \$1,592 that was received in fiscal 2022.

Reserve Projects: Replacement costs for entrance signs and pool furniture re-strapping, which exceeded Reserve estimates, were more than offset by lower common ground entrance landscaping costs. In 2024 the Reserve Study will be updated by professional consultants. The last Reserve Study was done in 2020. Accordingly, we are reviewing replacement assumptions for high-cost projects in the current study and will recommend updates to the consultants, if needed. Our initial focus is on erosion control for both ponds which has a projected replacement cost of \$406,000 in the 2020 study.

ARB report: Rosette Bowsky reported there were three new applications which were recently approved 1552 Riverdale, 4806 Pebble Brook, and 4739 Pebble Brook. Three outstanding inspections were conducted.

Manager's report: Kim Hayes reported on the collection status report delinquencies through June 21, 2023 totaling \$4857.95. There are two accounts more than 30 days late, letters are sent out accordingly. If those two accounts are not satisfied, they will receive pre-liens. Manager has provided the board with proposals for sidewalk grinding, pressure washing, pool re-strapping, and up-and-coming house paint scheduling. Manager stated if homeowners do not want their soffits painted, they need to advise management and paint vendor as this is at the discretion of the homeowner.

Maintenance report: Tom Ruddy reported work on entrance signs – explain installation of new signs tied to fix lights. Lights were 110 AC not 12 low-voltage. Bill will be sent to Creative Signs and tell them no invoice paid until completion to our satisfaction project manager. Dustin should come out as I have their lights.

Work being done on pool furniture to be re-strapped. Work on apron where three trees were removed - currently getting an estimate. Working on sidewalks, repair is ongoing. Two irrigation heads repaired by Aqua Pro. Small pond fountain - maintenance engineer indicated vegetation around small pond fountain - removed and cleaned.

Old business

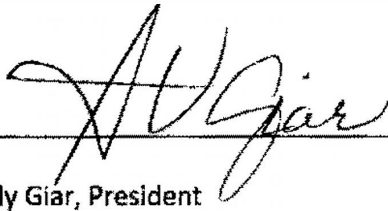
- A. New entrance signs completed:** The new entrance signs were completed. However, shortly after they fell off the wall. The Creative Signs was called back to advise during the repairs that they broke the lighting at the monuments. Tom has been dealing with Dustin the project manager. Property manager, Kim Hayes, has also reached out to the company to inform them of the situation and the invoice is not being paid until the issue is resolved. Tom stated during the install of the 250-pound signs and the repeated repair there is some damage chipping and glue issues that he is not pleased with and that he will work to resolve with the project manager Dustin. Hopefully this can be resolved quickly.
- B. Sidewalk, grinding, and replacement:** The board and community has been very happy with Majestic Seal & Stripes. They have provided the board with a proposal; they have done work in the past that the board was very pleased with. However, the vendor is not able to commit to a date of service so the board will seek other vendors. Majestic is not able to commit to a date yet, property manager is meeting with AMI to provide a proposal.
- C. Pressure cleaning sidewalks, entrances, and common areas:** President Giar stated once the sidewalks are completed, the pressure washing will take place, no action at this time.

New Business

- A. Erosion control – ponds:** President Giar discussed the recent inspection conducted by engineer, Bob Hugenschmidt, of both the north and south ponds. South pond is in good condition with no further erosion control needed at this time. RipRap appears to be in good condition. The north pond also appears to be in good condition, the weir should be cleaned up and the Hydrilla removed. Currently being done by new vendor, Lake Brothers, who also stated that the weir should be cleaned at the North pond. Geo web at the North pond should be done in five years if further erosion is evidenced and is a reserve item.
- B. Pool furniture – restrapping:** 12 chairs and 10 lounges needed re-strapping. Nigel from Discount Patio Furniture provided a proposal to the board for re-strapping. The work will take place after the Fourth of July holiday.
- C. House painting schedule, and letter to residence:** The house painting project will be scheduled by the Daily Group sometime in September. We are waiting for the vendor to advise the exact start date of the paint project. Information will be sent out to the membership.

Dates, place and time of next meeting: The next board meetings are as follows: no meeting in July, Wednesday, August 9 at 5 PM, Wednesday, September 20 at 5 PM, Wednesday, October 18 at 5 PM, Wednesday, November 15 at 5 PM, annual members meeting Wednesday, December 6 at 5 PM.

Adjournment There, being no, further business a motion was made by President Giar to adjourn the meeting at 6:04 PM motion, seconded by Tom Ruddy and carried unanimously.



Sally Giar, President



Kim Hayes, Manager