

**Cross Creek at Least Lake Woodlands Homeowner Association
Board of Directors Special Members Meeting
Wednesday, July 17, 2024, at 5 PM via zoom**

Call to order: The meeting was called to order by President Giar at 5:08 PM

Roll call: Board members present Saly Giar, Thomas Ruddy, Carrie Wyatt, a quorum was established. Also present, Kim Hayes with Management and Associates. The manager stated proxies were certified totaling 81 with 19 participants on zoom video conference.

Proof of notice of meeting: Manager presented proof of notice sent out in accordance with section 3.5. The association bylaws must give at least 14 days prior notice to the meeting at which the vote will be held. USPS mail provided for voting proxy, agenda, and meeting notice which was also posted in a conspicuous place at the pool.

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

1. President's Report: President Giar discussed the 2025 Reserve Study has been completed. The study was done by FPAT and President Giar thanked Parker Stafford for assisting. Last month in June we had our irrigation wells checked for viability due to the lack of rain and concern for the integrity of our wells. Accurate Drilling reported that our wells were in good condition. The storm drain at the corner of Woodstream and Pebble Brook that was damaged by a semi a few months ago has been repaired. President Giar stated Millennium Landscaping will be in the association trimming palm trees. Notice will go out to the membership via E-blast. The board will be working on the 2025 budget in August.

2. Secretary's Report: Carrie Wyatt welcomed new homeowners to the community

3. VP-Treasurers Report: Tom Ruddy discussed year to date June 30, 2024. Tom Ruddy discussed the project with the pool restrooms renovation due to leaking pipes in the wall between the pool bathrooms. All plumbing pipes have been replaced. Mold, wet stucco, plywood needed replacement, including new toilet installation. Both bathrooms are in need of total renovation.

4. ARB: Rosette Bowsky discussed the committee will be meeting to go over and review the guidelines application and new legislative requirements. Rosette stated there were (7) seven ARB applications submitted for review and consideration for approval; (1) one disapproved, (1) one conditional, (1) one approved and revised, 1473 Woodstream approved, 4801 Pebblebrook, approved, 1557 Woodstream approved, 1491 Riverdale approved.

1585 River Oaks disapproved, 1485 Riverdale conditional, 1527 Woodstream application not filed properly, notified owner, LP tank only permitting (1) one tank, owner revised application. The committee personally met with the owner to discuss.

5. Manager's Report: Kim Hayes reported on the up-and-coming paint project to be done by The Daily Group, the roof for each home will be cleaned by Greenleaf Roofing soft wash upon owner approval.

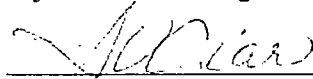
6. Old Business: NA

7. New Business: President Giar discussed common ground pine trees. Originally there were five dead pine trees and after additional review the certified arborist determined it to be seven (7) dead pine trees that need to be removed. O'Neill's Tree Service stated drought and beetle bugs caused their demise. O'Neill's proposal # 25420 totaling \$3275 - a motion by Tom Ruddy to accept and to approve. motion second by Carrie Wyatt and carried unanimously. President Giar to sign revised proposal.

8. Vote regarding Amendment to the Declaration of Covenants Conditions and Restrictions for Cross Creek at East Lake Woodlands: Manager stated there being 81 proxies submitted with 79 yes votes, "Shall Article II. Restrictions of the Declaration be amended to add an entirely new Section 2.26 - Leasing to read as shown in the exhibit", 79 seventy-nine yes votes in favor of the amendment, with only (2) two no votes not in favor, therefore in favor of adopting the amendment change has passed. The manager will inform the attorney for the amendment to be recorded. Once recorded OR book stamped, a copy will be provided to the members to be kept with their official documents.

9. Date, place and time of next meeting: September 4th, Wednesday. 5 PM zoom.

10. Adjournment: There being no further business a motion was made by President Giar to adjourn the meeting at 6:01 PM. motion second by Carrie Wyatt, and carried unanimously.



Sally Giar, President



Kim Hayes, LCAM