

Cross Creek Homeowner Association
Board of Directors Meeting
Wednesday, August 9, 2023 at 5 PM via Zoom

Call to order: The meeting was called to order by property manager, Kim Hayes, representing Management & Associates at 5:04 PM via Zoom.

Roll call: All board members were present, Sally Giar, Mark Hamilton, Tom Ruddy and Bobbie Spatora, a quorum was established. Also present, property manager, Kim Hayes, who also acted as recording secretary.

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

President's Report: The Board in conjunction with M&A works diligently to provide vendors to service our community and establish pricing that benefits the residents. A portion of your monthly assessments goes towards the budget and reserves that pay for the vendors. We understand that for whatever reason a resident may not want to use a vendor that has been selected. Should a resident decide they would prefer to hire their own vendor, please understand that the resident is responsible for paying for that service even though it already is covered in the monthly assessment for each homeowner.

Example: A homeowner called an irrigation company because of a leak on their property. The leak turned out to be an HOA responsibility. The homeowner should have called our preferred supplier, Aqua Pro, to take care of the repair, and the HOA would be billed directly. The homeowner would have to pay for their vendor for a trip charge, but not for the repair.

~~Millennium has been servicing our community on Mondays and Tuesdays recently and this will continue for another month. When landscaping teams were switched, it caused changes with Millennium's scheduling. We continue to be in a drought situation and if we don't get sufficient rain this week, then we may forgo mowing next Monday and Tuesday in an effort to prevent our lawns from burning.~~

Sidewalk grinding and repairs: The grinding portion of this project has been completed. The slab replacement is scheduled for the week of August 21st.

Reserves: The reserves need to be updated as there are funds in some categories that are not needed, and we are short in others. Once we determine the changes that need to be made, we will have a new reserve study done. We plan to have this completed early in 2024.

Treasurers report: Current financials reflect \$72,507 in retained earnings, YTD net income - \$7197. YTD interest income \$7284.

ARB Report: There were eleven (11) applications received, nine (9) were approved, two (2) with conditions: 1524 Woodstream, 1327 Woodstream, 1543 Woodstream, 1378 River Oaks, 1419 Riverdale, 1408 Woodstream, 1402 River Oaks, 4738 Pebble Brook, 1378 River Oaks, 4747 Pebble Brook, 4747 Pebble Brook submitted for two different items, 4815 Edge Park.

Manager's report: Manager reporting on delinquent status through July 31, 2023 totaling \$1874.59, two late letters were sent out accordingly. If accounts are not paid, they will be forwarded to collections. Manager has provided the 2024 draft budget to the board for review and consideration. Scheduled up-and-coming, sidewalk grinding now completed. Next phase, cement slab replacement, which will take place end of August.

Maintenance report: June/July Maintenance. Irrigation repair at wall, control wire repaired by Millennium. All signs successfully completed using Tapcons to secure to wall. Fountain timer clock replaced at south pond, controller and reset timer at north pond. James sprayed algae on south pond. Sally and Tom had a meeting with Vinny about services. Sod placed at 3 areas where trees were removed. Loose LED bulb at Pebble Brook repaired. Pumps were off due to the irrigation being repaired.

Old business:

A. Update on erosion control North Pond: President Sally Giar discussed a recent meeting with engineer Bob Hugenschmidt. In an effort to reduce foot traffic on the red rock which is causing the rock to slide down toward the pond we will be removing a grassy portion up to the fence and installing red rock in that area. Aluminum edging will be installed to keep the rocks separate from the grass the fence line. The contractor for the project is Outdoor Concept. A motion was made by Sally Giar to approve the proposal as presented, motion second by Bobbie Spotota and carried unanimously. Cost of project \$7400.56

B. Aquatic plants as an options to delay erosion at the South Pond was presented to the board by James from Lake Brothers in the amount of approximately \$2,000 for aquatic plants to be installed. Plants will allow for an extended time before the need of erosion control like geoweb or a sock treatment at the cost of approximately \$50-\$60,000. The investment in aquatics at this time will delay that expense from five years from now to 10 or 15 years.

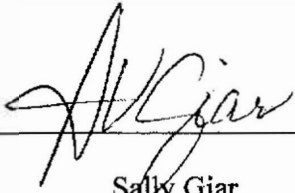
New business:

A. Preliminary budget for 2024: The Board recently received the first draft for the 2024 operating budget and a copy of our 2022 Federal Income Tax return. After further analysis and review by the Finance Committee, the final budget will be approved at the October board meeting.

B. Reserve Study: The Treasurer discussed the need to periodically update the Reserve Study in order to reduce the risk for special assessments or loans to cover funding shortfalls. The 2020 Reserve Study will be updated in 2024. Reserve studies are prepared by licensed consultants who focus on compliance with state and county HOA regulations. The board will provide the consultants with a history of recent replacements costs and updates for future timing and cost assumptions. The board, with advice from engineers and contractors will complete these updates in the first quarter of 2024.

Date, place, and time of next meeting: September 20th 5pm zoom.

Adjournment: There being no further business a motion was made by Dobbie Spatora to adjourn the meeting at 5:45pm, motion second by Mark Hamilton and carried unanimously.



Sally Giar



Kim Hayes