

Cross Creek at East Lake Woodlands Homeowner Association
Board of Directors Meeting
Wednesday, September 4, 2024, at 5 PM via zoom

Call to order - The meeting was called to order at 5:02 pm by the property manager, Kim Hayes, representing Management and Associates. Kim introduced guest speaker Vincent from Millennium Landscaping.

Roll call - All board members were present, Sally Giar, Carrie Wyatt and Thomas Ruddy. A quorum was established. Also present, Kim Hayes from Management and Associates who acted as recording secretary.

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

President's report - The HOA has realized unexpected expenses include pool restrooms renovation, dead pine tree removal, legal expenses and a driveway irrigation leak. The \$24,400 rebate that Spectrum provided with the new approved contract will pay for these infrastructure repairs.

While Cross Creek continues to be a beautiful tree-filled community of 122 residences, we must remember that the infrastructure is aged. Not getting old.... but is old. For that reason, we will continue to have unexpected expenses and necessary but unexpected improvements. The home values in Cross Creek still increase as the quality of life and "partial" property care continues to be excellent.

The recent updated Long Range Reserve Study reflects many components that will need repair or replacement as Cross Creek continues to age. The good news is that we appear to have adequate reserves to meet those challenges.

Several items continue to recur as current expenses and have therefore been moved from reserve status to operating in nature. That is they are expected to occur each year. Items such as tree removal due to drainage or sidewalk damage, mainline irrigation pipe failures due to aging pipes, and other items.

Our new proposed budget reflects an estimated increase in the ELWCA dues of 5%, a slight increase in Management fees, and an increase in Spectrum services (offset by a reduction for all residents with internet connection). Please know that we work very hard negotiating with our vendors to get the best price without compromising quality. We are comfortable with the estimates in the proposed budget. The bottom line is that the proposed budget covers these items and proposes to increase the monthly fees to homeowners by \$3 per month (6/10 of 1%).

Treasurers report - Month of July - Total income \$40,654.10, variance (232.34) - Admin expense \$4,406.33, variance (337.65); Svc and Util expense \$37,081.20, variance (263.46); Total expense \$41,487.53, variance (601.11)
YTD - Total income \$284,652.87, variance (1552.41) - Admin expense \$29,355.35, variance (874.59); Svc and Util expense \$257,534.64, variance 189.54; Total expense \$286,889.99, variance (685.05)

ARB report - Rosette Bowsky reported there were (6) six applications submitted to the committee for review and consideration. Three were approved: 1491 Riverdale, 4770 Pebble Brook, and 1481 Riverdale. 4726 Pebble Brook was not approved. 1469 Woodstream and 1377 River Oaks Court were approved with conditions.

Maintenance report – Pool paver repairs – motion to approve accepted – Proposal \$2,000

Managers' report – Delinquent status reflects \$3144.96; three accounts will move to pre-lien status. Delinquent letters are sent out accordingly and a rough draft of the 2025 budget was presented to the board.

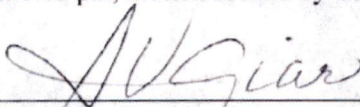
Old Business – Pool Bathrooms – Tom discussed in detail the pool bathroom project.

New Business –

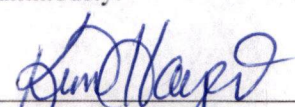
- a. Budget Discussion – slide show presentation, Q&A.
- b. Sidewalk Repairs – motion to approve accepted – Proposal \$18,481
- c. Millennium Discussion -Open discussion with Vinny from Millennium Landscaping.

Date, Place and Time of next meeting – Budget approval meeting October 16, 2024, at 5pm via Zoom.

Adjournment – There being no further business a motion was made by Sally Giar to adjourn the meeting at 6:15 pm, motion second by Carrie Wyatt and carried unanimously.



Sally Giar, President



Kim Hayes, LCAM