

Cross Creek Homeowner Association
Board of Directors Meeting
Wednesday, October 18, 2023 at 5:00 PM via zoom

Call to order- The meeting was called to order by property manager Kim Hayes at 5:02 PM

Calling of the roll- All board members were present; Sally Giar, Thomas Ruddy, Bobbie Spotora, and Mark Hamilton, a quorum was established. Also present Kim Hayes, representing 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 discussed the recent fertilization completed by Millennium landscaping, also stating the tall palm trees will be trimmed within the next few weeks in November. Bushes and shrubs are currently being trimmed in preparation of the paint project currently being conducted by The Daily Group, also noting the house paint project is currently on schedule. The red rock project at the large pond has been completed by Outdoor Concepts. There are three trees that are compromised. O'Neill's Tree Service provided a proposal to remove. A motion was made by Sally Giar and second by Bobbie Spotora to accept proposal # 21944 in the amount of \$3750 to remove the three trees, located on Wood Stream at 1404 and 1422 and Riverdale. Motion carried unanimously.

Treasurer's report- Mark Hamilton discussed the 2024 draft budget as the board has reviewed and worked very hard to keep the fees low. There appears to be a 1.2% increase equating to five dollars and the new fee will be \$450 per month. The board has reviewed each line item for cost savings, and all are very pleased.

ARB report- Rosette Bowsky stated there were (6) six ARC architectural applications, submitted for approvals located at 1499 Riverdale, 1498 Woodstream, 1538 Woodstream, 1481 Riverdale, 4783 Pebble Brook, 1491 Riverdale. Approval letters were sent to those owners.

Manager's report- Manager presented the board with the draft 2024 budget for review and consideration. Completed recent sidewalk grinding project done by Majestic. Collections status report through October 18, 2023 totaling \$3887.81 interest totaling \$51.27. Late letters will be sent out accordingly, one account will move to pre-lien status if not paid.

Maintenance- Salty irrigation water issue, tree on Riverdale being removed Friday due to irrigation leak.


Old Business- NA

New Business-


- A. 2024 budget discussion- After careful review and consideration, the board were all in agreement. A motion was made by Tom Ruddy to accept the 2024 proposed budget as presented motion second by Bobbie Spotora and carried unanimously.

Date, place and time of next meeting- The next meeting will take place on Wednesday, November 15 at 5 PM zoom. The following meeting being the Annual Members and Election which will take place on Wednesday, December 6th at 5 PM zoom.

Adjournment- There being no further business, a motion was made by Sally Giar and second by Mark Hamilton to adjourn the meeting at 5:49 PM, motion carried unanimously.



Sally Giar, President



Kim Hayes, LCAM