

Cross Creek at East Lake Woodlands Homeowner Association
Board of Directors Meeting
Wednesday, December 6, 2023 at 5 PM via zoom

Call to order - The meeting was called to order by the property manager, Kim Hayes, representing Management and Associates.

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

Proof of notice of the meeting - Manager presented proof of notice sent out USPS mail and also sent by E-blast and posted to the Association's website portal.

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

President's report - President Giar welcomed all of those who were in attendance. She discussed the irrigation scheduling, announced the 2023 annual members meeting presentation which will take place at the end of the meeting and discussed the resigning of the current contract set to expire December 31st, 2023 with Millennium Landscaping with no increase 2024-2025.

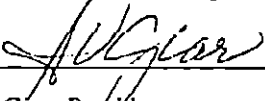
Treasurers report - Mark Hamilton reported a favorable operating budget variance of approximately \$4,000 projected at year end. Reserves on hand are sufficient to fund more than 100% of all expected capital asset replacement and repair costs over a 30-year time horizon. Accordingly, the risk of needing a special assessment loan to fund any reserve shortfalls is well controlled. Based on inflation data provided by the Federal Reserve Bank of St Louis, the 2.5% inflation assumption in the Reserve Study remains valid. Using our contractors and engineers we will be updating timing and cost assumption data in the Reserve Study. Data will be made available to the outside consultants who will be asked to update the 2020 Reserve Study. To date, work on erosion control and tree maintenance is largely completed. A comprehensive operating budget/reserve analysis will be presented and discussed in early 2024.

ARB report - Rosette Browsky reported there was one architectural application submitted for review and consideration; 1519 Riverdale approved and contingent on color selection.

Maintenance report - Thomas Ruddy reported on December maintenance. Irrigation leak on Riverdale Drive repaired by Aqua Pro and O'Neil's Tree Service. At the Woodstream entrance, 3 led low voltage lights repaired, SWFTMD issued new irrigation restrictions. A schedule was prepared and sent out to residents. Even number addresses are allowed watering on Saturday, and odd number addresses on Wednesday.

Managers' report - Manager reported the delinquency status report. Manager has provided the board with proposals for sidewalk power washing and updated the landscaping proposal which was set to expire December 2023, set to renew through December 2025.

Adjournment - The board presented a wonderful slideshow presentation of the accomplishments during the year, reflecting back on projects completed and expressed the mission statement for the Association. A reminder that our website, ELWCrosscreek.com, provides previous meeting minutes, financial reports, the current budget, painting schedule, ARB information and guidelines, our Rules & Regulations, etc. There being no further business, a motion was made by Bobbie Spatora and seconded by Marc Hamilton to adjourn the meeting at 5:35, directly following will be the annual members meeting and organizational meeting.



Sally Giar, President



Kim Hayes, LCAM