

Cross Creek Homeowner Association Board of Directors Meeting Wednesday December 7th, 2022 @ 6PM via Zoom

Call to order, roll call, and establish a quorum: The meeting was called to order at 6:04 PM by property manager Kim Hayes representing Management & Associates. Roll call took place and all board members were present. Sally Giar, Ed Potter, Bobbie Spatora, Mark Hamilton, and Kathleen Blackwell. A quorum was established. Also present, Kim Hayes from Management & Associates who acted as recording secretary.

Proof of notice of meeting: Manager presented proof of notice sent out to the members in accordance.

Disposal of any unapproved minutes: A motion was made by Sally Giar and second by Ed Potter to waive the reading of the minutes from the previous board of directors meeting and approve as presented, motion carried unanimously

President's report: President Giar presented a slideshow presentation and discussed the many accomplishments of 2022. The slideshow presentation will be sent to all members via email and posted to the website. President Giar thanked all board and committee members for their service.

Treasurers Report: Treasurer Ed Potter presented the slideshow presentation discussion on finances. Discussion of reserve monies to be moved for a better percentage currently receiving .09% to JP Morgan Chase earning a higher yield of interest. A motion was made by Ed Potter to move \$200,000 from the reserve account at Service 1st first Bank to JP Morgan Chase, the motion was second by Sally Giar and carried unanimously. Ed Potter noted with the permission to transfer funds and purchase treasury notes there will be four assigned to the account Sally Giar, Mark Hamilton, Ed Potter, and Jamie Ballad from Management & Associates.

ARB: Rosette Bowsky discussed the (4) four ARB projects completed. The owners submitted ARB applications located at 1491 Riverdale, 1527 Woodstream, 1462 Woodstream, 1490 Woodstream. Rosette reported four (4) the mouth. Six (6) projects have not been inspected yet; all others have. Rosette also sent a warm thank you to her ARB members for a job well done.

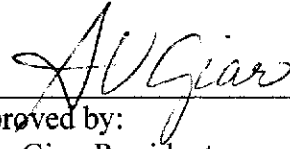
Maintenance Report: Tom Ruddy reported bad connection at well equipment at Woodstream causing low pressure, repaired by Accurate Drilling. Three new trees at south pond were hand watered for about two weeks. Watered by Tom Giar, Tom Ruddy and Ron Wood. Three buckets were purchased with tops to carry the water - stored in Pool men's room for HOA use. Set timers for fountains approximately 9 AM to 10 PM, and pool light 7 PM to 4 AM for DLS time. Reset tripped electric breaker at Woodstream – Tardif replaced GFCI for LED lights. Issue of standing water at low spot at corner of Woodstream and Riverdale. Two drains were installed years ago and they are clogged. It is unknown who installed the drains or if they do any good. But I believe we should look into the issue.

Managers' report: Property manager Kim Hayes reported on delinquent status totaling \$483.83 collection status report through November 30, 2022 maintenance fees \$409.06 pre-lien cost \$35 and interest \$39.77. Notice for the annual members meeting was mailed out in accordance with USPS mail.

Adjournment: There being no further business a motion was made by Sally Giar and second by Kathleen Blackwell to adjourn the meeting at 6:54 PM moving into the Annual Members Meeting directly following.



Submitted by
Kim Hayes, LCAM
Management & Associates



Approved by:
Sally Giar, President
Cross Creek Homeowners Associates, Inc