

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
December 8, 2010

Call to Order: Recording Secretary acted as Chair and called the meeting to Order at 7:00pm. at The Eastlake Woodlands CC.

Proof of notice was given as form of affidavit.

Establishing a quorum and certifying proxies: A quorum was established with 45 members present either by proxy or in person.

Reading and Disposal of any unapproved minutes: Those being the minutes from the December 2, 2009 Annual Meeting. It was,

ON MOTION: Duly made by Elwood Speckman, seconded by Tom Booker and carried unanimously.

RESOLVE: To approve the minutes as corrected (Susan Smith should be changed to Sharon Smith).

President's Report: The President of the association discussed some of the projects that took place this year. 61 of the 122 homes were painted, Cross Creek cleaned 33 roofs which included the homes scheduled for painting in 2010 and some of the roofs scheduled for 2011. All sidewalks were also pressure washed. There were lights at the pool added to ensure that homeowners could use the pool after sundown and before sun up. Sidewalk grinding started last year and this year Cross Creek signed an agreement to have the sidewalks taken care of annually. This is only for grinding as any replacement work should go through Dennis Halenkamp first. Three amendments were passed this year changing the voting requirement to amend the documents to 51% or 62 votes.

There are always questions and often misunderstandings as to what maintenance activities the Homeowner's Association is responsible for and what the homeowners themselves are responsible for. Homes are painted and roofs are cleaned every 7 years. Even though the roofs are cleaned by the HOA when the home is painted, it is likely that tile roofs will need to be cleaned in between paintings and that would be the homeowner's responsibility.

The perimeter wall was repaired and painted.

There were a couple of umbrellas purchased along with some chairs and an additional table for the pool area.

The spa rules sign has been updated.

Some vandalism has been experienced at the pool and the association is considering putting a plan in place to erect a higher fence.

We have a new social committee and they have already had one gathering that was very successful. They are now planning a cocktail party at the club.

This HOA has never had an audit done and a resident who is also a CPA in Kentucky has volunteered to do an audit for Cross Creek at no charge. This is planned to take place the early part of next year.

Mulch is still being done every other year. The homeowners are welcome to replenish their mulch if needed in between mulching done by the association.

The President of the Association also worked very hard on the budget and basically explained to the homeowners that were present that three items impacted the budget this year and they were the legally required change to the spa, interest on reserves is very low and cutting reserves to offset increases has caught up with the association.

There were two positions for the Board of Directors available and there was one intent to run; however that homeowner did withdraw from running.

Nominations were requested from the floor. There were two Harry Nichols and Marie Everleth. It was,

ON MOTION: Duly made by Joe McMurtry, seconded by Stuart Lenett and carried unanimously.

RESOLVE: To appoint these two nominations.

At this time the Chair asked for a motion to close the nominations and it was,

ON MOTION: Duly made by Madeline Kayafas, seconded by Carol Russell and carried unanimously

RESOLVE: To close the nominations.

There being no further business to come before the board the Chair on motion duly made by Tom Booker and seconded by Carol Russell adjourned the meeting at 7:43 PM

It should be noted that there was time for homeowner comments.

Next regular board meeting will be January 19, 2011 at 5:30 P.M at the Management & Associates office.

Approved by:

Submitted by:

Connie Hillman, President
Cross Creek HOA, Inc.

Jaime L. Soderland, AMS, CMCA
Management and Associates