

Cross Creek Association Annual Members Meeting, Wednesday December 9, 2020, at 6:00 PM via zoom

Call to order: The meeting was called to order by Property Manager Kim Hayes, manager for Management and Associates Kim.

Roll call: Kim presented 49 proxies total, a quorum was established.

Proof of notice of meeting: Kim Hayes presented the Proof of Notice for the meeting and the Proof of November Notice Affidavit.

Disposal of unapproved minutes from the annual meeting, December 9, 2019: A motion was made by Kathleen Blackwell and second by Ed Potter to waive the reading of the minutes and approve as presented. A motion was made and carried unanimously.

Election of Directors by acclamation: The directors were nominated by acclamation. There being two positions available, and two Notices of Intent were submitted. Your new board of directors are: Sally Giar, Kathleen Blackwell, Ed Potter, Bobbie Spotora and Mark Hamilton. Sally presented a very informative 2020 power point slideshow presentation. The slides were the Board's reports, thanking the volunteers, discussing the Mission Statement for the Cross Creek Association, expressing communication and transparency as the Board's goal. Discussing all projects completed, covering financial accomplishments, and the goals for the 2021 planned reserve and operational projects. The board would like to thank its members, expressing Happy Holidays and a Happy and Healthy New Year.

Adjournment: Directly following the Members Meeting will be the Organizational Meeting. There being no further business, a motion was made by Ed Potter and second by Bobbie Spotora to adjourn the meeting at 6:32 PM, motion carried unanimously.

Cross Creek Board of Directors Meeting

Call to order, roll call and establish a quorum: All board members were present, a quorum was established.

Proof of notice of meeting: Manager Kim Hayes for Management and Associates presented the Proof of Notice.

Disposal of any unapproved minutes: A motion was made by Kathleen Blackwell and second by Ed Potter to waive the reading of the minutes from the November 11, 2020, meeting and approve, motion carried unanimously.

Treasurer's report: please see web site, www.elwcrosscreek.com.

ARB report: Rosetta Bowsky reported there were seven applications submitted and approved. 4747 Pebble Brook, 1458 Woodstream, 1567 Riverdale, 4801 Pebble Brook, 1531 Riverdale, 1498 Woodstream and 1546 Riverdale.

Maintenance: Tom Ruddy discussed replacing the LED lights at the Woodstream Drive entrance. Tom Ruddy said that an attempt will be made to save the red maple tree at Edge Park & Woodstream Drive. The red maple tree, which was girdled, meaning the bark was scratched off, was done by a deer or other vermin squirrels or raccoons. The tree may possibly still die. We will keep an eye on it. As of December, two leaves look okay and might have to wait until spring. The electricity was checked at Woodstream for Christmas wreaths. Pebble Brook entrance suggest tight fit if outlets are installed in the middle pedestals for future lighting. Pool heater fan issue is resolved. Fence section at big pond was damaged at the bottom. It was taken care of, and Tom Ruddy bent it back appropriately. The leak at pool on the sidewalk was checked, however, there was no issue. It may have been irrigation.

Manager report: Kim Hayes, manager, commented on collection status report. Through November 30, 2020, totaling \$1753.33, currently one pre-lien in place; which will be proceeding to lien status, and late letters are sent out accordingly. Work orders are updated accordingly by Kari Lopez, service coordinator. I would like to thank my board members for time served and look forward to another year working with them for the betterment of the community.

Adjournment: There being no further business a motion was made by Sally Giar and second by Ed Potter to adjourn the meeting, motion carried unanimously.

Organizational Meeting

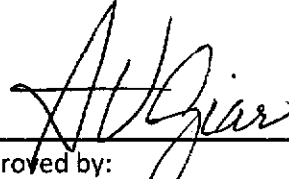
Call to order: Manager, Kim Hayes from Management and Associates called the meeting to order at 6:32 PM

Election of officers: The sole purpose of the organizational meeting is to elect officers to fill positions. A motion was made by Bobbie Spotora and second by Ed Potter to keep the slate the same, motion carried unanimously consisting of President, Sally Giar, Vice President, Kathleen Blackwell, Treasurer, Ed Potter, Secretary Bobbie Spotora, and Director at Large, Mark Hamilton.

Adjournment: There being no further business, a motion was made by Mark Hamilton and second by Sally Giar to adjourn the meeting at 6:35 PM, motion carried unanimously.



Submitted by:
Kim Hayes, LCAM
Management and Associates



Approved by:
Sally Giar, President
Cross Creek Homeowners Association, Inc.