

Cross Creek Homeowners Association

2017 Annual Meeting Minutes

January 19, 2017

The annual meeting for 2017 was called to order by Amanda Blomefield, of Russell Properties at 6:35pm at Christ Church in Winterville, NC.

Quorum was met with Ms. Allen, Ms. Watson and Mr. Chandler in attendance. Additionally, fifteen other homes were represented via owner attendance or proxy

Review and approval of 2015 annual minutes: the minutes were reviewed and Mr. Chandler made a motion to approve the minutes as presented. Ms. Allen seconded the motion and it carried.

Review of the 2017 budget: Ms. Blomefield provided an itemized review of the proposed budget. There was some discussion surrounding the landscape expense. It was noted the Board had included in the budget to assess and repair drainage issues around several of the buildings Ms. Allen pointed out that the repairs should not be as extensive as the prior years and did not require the replacement of sod. Additionally, the landscape expense included the cost of pruning and shaping the back hedge separating the property from the open field. With no further questions on the 2017 budget, Ms. Allen made a motion to approve the budget as presented. Mr. Chandler seconded the motion and it carried.

Next, there was open discussion regarding several topics. The first topic of discussion was in regards to the number of children in the neighborhood, safety issues with the children being unsupervised and the effect of property damage to other residents due to free form play arrangements. This topic was discussed at length with multiple homeowners providing opinions and highlighting issues that others were not aware of.

The group also discussed the various interpretations of the letters sent out regarding the satellite dishes with the Board agreeing to revisit this issue at their next meeting.

Concluding the open panel discussion, Mr. Russell, of Russell Properties, provided some insight regarding the placement of security cameras. He also provided several points that required further consideration and thought before any action was taken. Mr. Russell suggested the Board consider the cost of cameras, who would monitor the cameras and what type of footage was expected to be documented.

With no further comments or concerns, the meeting adjourned at 8:10 pm.