

Cross Creek Homeowners Association
Quarterly Meeting – October 22, 2015

Meeting was called to order at 6:38 pm. Quorum was met.

- I. Review of the July 2015 quarterly meeting minutes. Dorothy made a motion to accept the minutes as written, Welton seconded the motion. All approved.
- II. Management Report: Tasha stated that as of October 22, 2015 the operating account had \$113,147.20 and the Escrow account had \$6,251.32. She went over the Customer balance sheet and who still owed dues as of October 22, 2015. There are only three units that owe some money.

Ervin Gaylord completed painting the shutters and repairing the patio fence.

Creative Cuts (per contract) is supposed to place mulch out in March but the landscaper has asked if the Board would like to have out for the holidays. Mike made a motion to proceed, and Welton seconded, all approved.

2015 termite inspection list of who has done it or not was attached (almost everyone has gotten it done).

- III. Old Business:
 - A. Gaylord provided an estimate on additional hardware replacement that was needed on the patio fences in the amount of \$600.00. Mike made a motion to approve the work order, Welton seconded the motion, all approved.
- IV. New Business:
 - A. Estimates on Staining the Fences: Two estimates was presented. The Board would like to ask Gaylord how much it would cost to stain both the inside and the outside of the patio fences and wants to make sure the stain blends well. The Board would like to have a meeting with Mr. Gaylord at their special meeting to discuss this.
 - B. 2016 Budget: A proposed budget for 2016 was presented to the Board. Since the Board is having a special meeting to discuss landscaping, they wanted to wait to approve the budget until after that meeting.

Also, the Board would like the manager to check into what lights do the utilities covers.

- C. Annual Meeting: The Board would like to have the annual meeting in January at Sheppard Library. The only position coming up is Welton and he would like to serve again.

- D. Entrance Sign: The Board would like to get some estimates on placing up an entrance sign along with entrance lights. The questions were asked: where can they place the sign and how much would it cost to do electrical or solar lights. The Board texted pictures of entrance signs that they liked.
 - E. [] The Board would like to see from a lawyer if they can do anything about the land that [] owns. [] is not maintaining their lots, not maintaining the pond, there is trash and holes all over the lots. Not safe.
 - F. Run off Pond: The city maintains but the board was wondering if they can do anything to it, like can they plant items, etc.
 - G. Board member spoke with Code Enforcement and the City stated that the basketball goal will be gone and any cars that are parked on [] [] property would be towed. The City would keep this area clean. The Board wanted manger to verify is this just abandoned cars or other types of vehicles and what the time limit is. Need to let the residents and homeowners know about this by fliers.
 - H. Special Meeting: The Board would like to meet with Gaylord (for staining the fence), WB Denton and another landscaper on a Friday in November (not the 13th).
 - I. Need to get the color of the shutters and send out to Marissa.
 - J. Landscaping: Need to see if Creative Cuts will replace the dead bushes and place grass seed down without cost. Also, the bushes need to be trim down.
- V. Adjournment was at 7:53 pm with a special meeting in November and the Annual Meeting and quarterly in January.

Respectfully Submitted By: Tasha Laughbaum Rempfer, Manager

Cross Creek Homeowners Association
Special Called Meeting – November 20, 2015

Meeting was called to order at 6:04 pm. Quorum was met (Michael, Welton, and Marissa).

- I. **Discussion with Ervin Gaylord about stain colors:** Ervin presented information to the Board. He stated that his personal recommendation to put stain on is having the weather at a constant 45-50 degrees. It will take at least a week to do the job and he could do within the next couple of weeks if weather permits. There is a 10 year manufactured warranty. May need to re-apply the stain around 15 years especially if there is deep absorption.

Welton made a motion to accept Gaylord's Home Improvement Estimate to do just the outside now for \$3800.00 and then the inside in the spring time. The color approved was Cabin Brown. Michael seconded the motion and all approved.

Need to place fliers out letting them know about the fence staining and to have them let us know about any nails popping, boards broken on the inside, while the contractor is out there if they leave the gate unlock they can check these items so they can get taken care.

- II. **Interviews with Landscapers:**

Will Denton: presented his estimate and talked about his company. Items that his contract would include:

- If dead bushes are seen they are pulled
- Tries to take advantage of wet days to trim, cleanup
- Would clean up after storms
- Mow every 7 days
- Mulch/pinestraw should be once a year

US Lawns: Vikki with the company presented her company and an estimate. Items that she recommended:

- Recommends at least one, if not both pre-emergent and post-emergent – this will not kill what's already there but deter new ones coming back
- No scalping
- Every week will be out
- They will police the property for trash
- In the winter months they have an option to overseed with winter rye
- Will pull up the dead shrubs that are small
- Will do snakes if asked
- Will do snow and ice management
- They do a landscaping management report which states what exactly they have done
- They would trench (to keep the mulch in) once a year

- Uses a trap to collect all trimming debris
- Maple trees have gloomy scale might not make it, need to be treated in cold weather
- One tree has a strap growing in it and will die, needs to be replaced – recommendation is a multi-trunk umbrella
- Will pick tree limbs and debris if it can fit into the truck
- Will pick up trash around the dumpster
- Recommends the place to get cleanup before the contract can start, need to clean the edges they are crooked and mulch the property.

Letter from Creative Cuts: the letter from Creative Cuts was reviewed by the board. The concerns that the board has about Creative Cuts is they blow everything up towards the building, they break items and don't clean up after it, sprays instead of weeding by hand, leaves lots of trash around the dumpsters, cut grass too short (scalp) and have ant-hills.

The shrubbery line needs to be cut at least twice a year.

The Board made a motion to go with US Lawns and to terminate Creative Cuts. The Board did not want Creative Cuts place mulch down and was wondering if the contract could be reduced.

III. Adjournment was at 8:31 pm.

Respectfully Submitted By: Tasha Laughbaum Rempfer, Manager