

**Cross Creek Homeowners Association**  
Quarterly Meeting – January 21, 2016

Meeting was called to order at 7:04 pm. Quorum was met.

- I. Review of October 2015 quarterly meeting minutes and Special Meeting minutes.  
Michael made a motion to accept the minutes as written, Marissa seconded the motion.  
All approved.
- II. Management Report: Was reviewed. There was \$105, 863.71 in the operating account and \$7,377.54 in the escrow account. There was one owner more than 3 months behind and three others that will be getting a 15-day lien letter.

Tasha talked to code enforcement officer and she stated that with the parking lots and vehicles they will do nothing unless it was reported in to them. Also she stated that the drainage pond is on private property and the city only shovel things out and makes sure the water is flowing correctly. The board did state that the drainage pond is not maintained by the city but by Dickinson and might ask U.S. Lawns about it.

- III. Old Business:
  - A. Landscaping Contract: Starting March 1, 2016, the Board wants to proceed with U.S. Lawns as their new landscapers. The Board would like to meet with U.S. Lawns in February on a Saturday. They would like to talk to her about the following items: dead bushes, clean up of beds, etc.
  - B. The Board believed that the dumpster fencing was supposed to have been included in the estimate to stain the fence.
- IV. New Business:
  - A. Entrance Sign & Lights: to proceed with this they need to have an engineer do a survey; a motion was made by Marissa to have a survey done with a cap of \$500.00, Michael seconded the motion. All approved. The Board would like to put something out by the road to let people know that Cross Creek is out there. Need to figure out the property lines are and where the sign and solar lights can be setup.
  - B. There is a broken stop sign out there that needs to be fixed.
  - C. Is Thad Dove still a board member?
  - D. People constantly parking in the visitor parking spaces – need to be addressed
  - E. A homeowner is threatening tenants about being evicted
- V. Adjournment was at 7:25 pm with the April meeting to be scheduled on any Thursday but preferably the 14<sup>th</sup>.

Respectfully Submitted By: Tasha Laughbaum Rempfer, Manager

## Cross Creek Homeowners Association

Quarterly Meeting – April 14, 2016

Meeting was called to order at 6:31 pm. Quorum was met.

- I. Review of January 21, 2016 quarterly meeting minutes. Michael made a motion to accept the minutes as written, Welton seconded the motion. All approved.
- II. Management Report: Was reviewed. There was \$109,018.46 in the operating account and \$8,502.50 in the escrow account. There was three owners more than 3 months a lien will be placed and a couple 15-day lien letters will be sent.

March 2016 inspection was attached. The Board would like to get an estimate on cutting down dish poles. Need to address the dishes on the roofs and get them removed. There is an A/C unit that is in window that needs to come out.

It was mentioned that if cars are tagged and it's in a marked spot a notice will also be placed on the door of the unit. It was also brought up to maybe use 1 towing company and to place a sign up in the community with the towing company number and have it placed on the notification that is provided by the management company. There is a sign in the cul sac, make sure the number is correct.

- III. Old Business:
  - A. Gaylord Home Improvement (payment for the extra repairs on fence before staining): The Board will pay if the following items are taken care of: he did not stain behind the rose bush, boards that still need staining, and there are still some gates that are broken and needs to be fixed. After this work is done board will review and see if can release money.
  - B. Entrance Sign Placement: There are three places that can put a sign. The board would like a sign at Dickinson but they would like to have the sign placed to the left.
  - C. Staining and sealing of fences on the inside: Board tabled for now
- IV. New Business:
  - A. Landscaping: Several estimates from US Lawns was presented to Board but the board wanted to meet with landscaper before deciding what to do.
  - B. Estimate for staining the dumpster enclosures: Estimate from Gaylord's Home Improvement for \$735.00; Welton motion to accept, Marissa seconded the motion all approved.
  - C. New Owner of Property and attorney letter: Mr. Harrington the lawyer wrote a letter explaining about the new owner of the property. The Board has some more questions: what rights does he the new owner have, why didn't the association had the right to buy the land, do we need to keep up the lights on property, when and where is the planning on building and seeing any plans.

D. Election of Officers: It was approved to stay the same

E. Other items:

- Need to figure out about the dishes in the common area, need to get estimates to take up and/or cut and need to let the owner know about it
- Broken fences on the outside of X building and missing places with stain
- Marissa made a motion to change the rule about landscaping, "homeowners can place flowering plants and flowers to add color but if the beds are not maintained the has the right to make them take it up, etc." Welton made a second and all approved.
- Setup meeting with new owner
- have the landscapers to mow around the mailboxes and cul de sac

V. Adjournment was at 8:04 pm with the next meeting in July 2016.

Respectfully Submitted By: Tasha Laughbaum Rempfer, Manager

**Cross Creek Homeowners Association**  
Quarterly Meeting – September 22, 2016

Meeting was called to order at 6:30 pm. Quorum was met.

- I. Review of April 2016 quarterly meeting minutes. Marissa made a motion to accept the minutes with spelling changes, Dorothy seconded the motion. All approved.
- II. Management Report: Was reviewed. There was \$101,221.70 in the operating account and \$10,380.88 in the escrow account. There was one owner more than 3 months, which management is working getting collected.

The homeowner of  would like to place a storage building/shed outside. The board reviewed information and Marissa made a motion to not approve for the following reasons: that it was plastic. The original contractor made rules stating that if any storage buildings was to be built it needed to be wood built, have the current color scheme of the buildings, and asbestos shingles. If the owner wants to submit another plan that falls into this area, the board would review. Another suggestion is to buy a storage building at Lowe's that does not stick up above the fence.

2016 Termite Inspections are scheduled for November 7-9 and fliers will go out on doors and mailed to outside owners about a week or two before.

August 2016 inspection was attached. The board reviewed the report and stated that the maintenance needs to be done and that anybody that has water hoses that are not neatly stored away the inspector needs to place a letter on the door that the hose needs to be kept neat and placed in the flower bed by the door.

The owner at  still has the window AC; a letter was sent to the owner about having it removed; the board would like to send a letter certified as well as place a letter on the door and if possible email the owner stating that the owner has 7 days to take the AC out of the window. If it is not removed a fine will be placed and the board would like to place a lien on the property.

The owner of  has a satellite dish on her roof; the board wants to provide her 30 days for her to take it down or to have a contractor from the association to take it down and the cost will be placed on her account.

- III. Old Business:
  - A. Staining of the dumpster enclosures and the outside of the patio fences: due to hot and raining weather it was delayed but it is on schedule to get taken care of within the next couple of weeks; Board wanted management to write a letter to the sub-contractor and state that he needs to stop all work that is scheduled and that the Board is not going to pay the outstanding invoice in

the amount of \$1,049.50 because this was the second time that work was done without being approved by the board first, the first time the board approved to pay the bill after the fact. The board is not dealing with this contractor any more in the future.

- B. Entrance Sign Placement: in packet is information from Spruill and Associates about sign placement; Marissa will contact Pitt Community College to see if they would be interested in building them a sign; Marissa will also google metal signs and email to the board so they can pick which one they would like to have done.
- C. Information from Mr. Whichard of Porters Crossing Residential: Management received an email from Mr. Whichard stating that Porters Crossing Residential, LLC sold the 121 Cross Creek Townhouse building pads to Tremmel Construction Company, which is affiliated with Koinona Christian Church Center. The board would like to make sure that the church understands that these buildings are part of Cross Creek and they are built with quality, she will let board know when the plans have been drawn up.

Marissa also talked to Mr. Whichard and she stated that he was not planning on building any time soon and that there is an understanding that the development comes under Cross Creek, she also asked if they could have some area for a playground.

#### IV. New Business:

- A. Satellite Dishes: A list of satellite dishes were attached to the packet; the board wants management company to write a generic letter and send out to all homeowners to have them respond back within the next 60 days stating if they have a satellite dish and if it is working or not.

Then the board will get estimates to remove the ones that are not in use.

After that the board will get a rep from the dish company and the landscaper out to the community to see where the best place to put the dishes at so they can change the rule in the rules and regulations.

- B.  owner: had a high water bill in June and July and would like to get reimbursed from the association; the board reviewed the information presented from the homeowner and stated that they will not be refunding the money back. They stated that there was no water that was used by the landscaper because the new landscaping that was done was not located near this unit and the board does not require water to be used. The homeowner should contact GUC to look into the issue and maybe they will refund some money back also the homeowner can contact the landscapers, this is not a board issue.

C. Other Items:

- The board would like to place in rules that they do not allow tents but they would allow tractable awnings that are well maintained
- Beside the X building there is a SUV that needs to be tagged because it's been there for a long time, believes it could be abandoned.
- The board would like to modify the rule about flowerbeds; the homeowner part stops where the mulch ends and the grass begins and any changes are at the homeowner's expense. The board will define this rule further.
- The board did an unofficial termination of the management company. The board will put the termination in writing and the new management company will take over as of December 1, 2016.

V. Adjournment was at 8:50 pm.

Respectfully Submitted By: Tasha Laughbaum Rempfer, Manager