

A meeting of the Cross Creek Board of Directors was held at 6:00 PM on Tuesday, March 16, 2021 virtually via GoTo Meeting. The following members were present: Marissa Allen, Tracy Watson and Michael Daniels. Emily Summerlin and Amanda Blomefield representing Russell Property Management.

Emily provided an update for WO#17171 – a dip in the grass reported in front of Ms. Robbie's unit that was assessed by US Lawns. Per US Lawns, there is no action to take in this area. This is the way GUC set the water meter underground.

A price for fire ant treatment for March 2021 – March 2022 was reviewed. Marissa made a motion to approve, Tracy seconded the motion and the motion carrier.

Emily requested from the Board topics to include in the general community reminder to be sent to all residents. Topics include: playing on sidewalk and parking lot, phone numbers for pest/termite company, improvement projects for this Spring and Summer, placing items in the trash cans and where to report bulk items.

Emily reviewed upcoming projects with the board and provided the following updates:

1. Mulch installation will be completed April 2021 – during this time it was discussed that US Lawns will provide a small reimbursement for the mulch that deteriorated around the tree rings in 2020. The Board will closely monitor the mulch after installation in 2021 to report issues ASAP to US Lawns if there appears to be an issue with the mulch this year as well. Emily will keep an eye on mulch at each monthly inspection.
2. Downspout clean out is done – all 77 free flowing and no repairs needed
3. Pressure washing scheduled for May 2021
4. Column painting to be scheduled after pressure washing is complete

Amanda provided the board with information on a new vendor RPM is using for installing vinyl fencing. Gave a rough estimate based on what he is charging in other communities. The Board requested that he give a quote for 6' vinyl fencing at all units, the dumpster areas, and recycling area.

During general discussion it was reported pole light #12 by the mailbox may have a bad sensor – to be reported to GUC for repair by Emily. Also noted that board members have spoken with Alyssa Gigante who is interested in serving on the Board. Marissa made a motion to appoint Alyssa to the board, Tracy seconded the motion and the motion carried. The Board requested Emily to follow up and see when the final front entry lights will be installed.

Meeting adjourned at 6:30 pm.

A meeting of the Cross Creek Board of Directors was held at 6:00 PM on Thursday, July 8, 2021 virtually via GoTo Meeting. The following board members were present: Tracy Watson, Robbie Holloway, and Michael Daniels. Emily Summerlin and Amanda Blomefield representing Russell Property Management. The meeting was called to order at 6:03 pm.

Emily reviewed price for column painting with the Board – previously discussed completion by Jesse Slate at \$2,520 (to be scheduled). Tracy made a motion to schedule work for completion in August/September. Michael seconds the motion.

A price for fire ant treatment from Othos and Terminix was reviewed. This has been completed previously by US Lawns, who is no longer the landscaper. The Board is holding off on ant treatment.

An estimate for vinyl fencing was reviewed. Tracy made a motion to table fence replacements at this time and continue making repairs to the wooden fencing. Robbie seconds the motion. Repairs to be made if the functionality or security of the fence is compromised but cosmetic repairs are still on hold.

The owner of 1225 G5 reported fence damage which was assessed by Russell Property Management maintenance staff. There are two repair options. Tracy made a motion to proceed with getting an estimate for the cheaper repair which may not be cosmetically pleasing but will make sure the fence is secure. Robbie seconds the motion.

Delinquencies were reviewed. Tracy made a motion to proceed with foreclosure for . Robbie seconds the motion. Michael votes in favor.

Rules & Regulations were discussed, specifically the current regulation outlawing flowerpots in mulch beds. Tracy made a motion to amend the rules and regulations to allow portable flowerpots in the mulch beds (to be counted as a decorative item) and to allow Board approved homeowner plantings in the front flower beds. Amended rule should outlaw plantings that will grow up downspouts or up the building. Michael seconds the motion.

The Board discussed general community reminders to be emailed out and Tracy will compose a newsletter to be hung at the August inspection. Community reminders include:

- Amended rules on plantings
- Dogs should be kept on a leash and owners should scoop the poop
- Playing in the parking lot is not allowed
- Moth balls or snake defense can be put out by residents to deter snakes
- Trash should be placed inside the dumpster – large “bulk” items should be reported to the City for pickup

Mulch installation was reviewed. Gatlinburg Lawns has delivered mulch but due to contract termination will not be installing the mulch. \$7,534.92 was paid for the mulch delivered. Once the new landscaper, Bryan Smith Landscaping, provides a price for installation and schedule date, Emily will communicate this to the board.

Meeting adjourned 7:00 pm.