

Cross Creek HOA Monthly Meeting
October 21, 2023

Attendees	Guest
Paul Berg	Keith Barret (Witness)
Alfred DelCiampo	
Chantell Myers	
Christine Rutherford	
Amanda Schoenwiesner	

Action Item	Assigned to	Date Completed
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Actions are listed in the minutes below.

Meeting called to order 6:07PM

- **HOA Board Member Ballot**
 - Reviewed the ballot to be sent for those running for the HOA board in December.
 - At time of meeting, there was no interest.
 - Discussed possible folks that have expressed interest in the past.
 - Current board members to reach out to folks below:
 - Susan Dayton
 - Letaya Smith
 - Freda and Bobby Messick

- **Pumphouse Repair/Replacement (Royal Oaks/HWY 210)**
 - Rock that was suggested as cover is large and would cost \$600.
 - M. Martin builds pumphouses.
 - Request a quote from M. Martin
 - Table to next meeting and review quote.

- **Soccer Field**
 - Lighting
 - Four County has put us on the list for service to turn power back on.
 - Sign
 - Verbiage should read:
 - Soccer Field Hours – Sunrise to sunset.
 - No motor vehicles
 - HOA Member at Large to contact Vista Print for sign creation.

- **Liens and Delinquency Report**
 - Discussion of those homeowners with overdue balances of HOA fees.

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Post Meeting Update 1 Lien letters were sent to 4 homeowners with overdue balances of \$1,000. Archway sent the letters at the HOAs direction.

Post Meeting Update 2: Ryan Bostic, attorney for CC HOA, was asked to review/update a prior lien placed on a property within the development.

- **Roadway Estimates / New Information**
 - FU with Marty at Turner regarding warranty and the additional services offered by Norris.
- **AT&T Boxes (HWY 210)**
 - Treasurer contacted AT&T but has not received any response. Will continue follow ups.
- **DOT Response Regarding Drainage Issue HWY210**
 - Vice President did not have an update.
- **Frequency of Pond Maintenance (HWY210)**
 - Board agreed that pond maintenance should be conducted every other month during the summer.
 - Member at Large to follow-up with Grabow Landscaping
- **Pike House**
 - Vice President to follow-up with Pender County regarding timeline for house demolition.
- **Current Complaints**
 - Trailer parked in the front yard.
 - Trailer has been removed.
 - Junk Vehicle
 - HOA sent 2 letters with no response.
 - HOA to send 3rd and final letter.
 - If no response, hearing will be scheduled.
 - Support Animals
 - Reviewed response from homeowner and will not move forward with any additional follow-up at this time.
- **Covenant Violation Hearing Meetings**
 - Meetings were scheduled with 2 homeowners who were in violation of Restrictive Covenants relative to the operation of recreational vehicles designed for off-road use within the development.
 - One homeowner attended their scheduled hearing.

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- Second homeowner failed to make an appearance.

- After the hearings, board discussed further action on the violations.
 - Board to institute \$50 fine to each case.
 - Board concluded that future violations of this covenant for operation of such vehicles would result in additional \$50 fine per occurrence without additional hearings scheduled.

Post Meeting Update 3: Letters were sent to both homeowners on 01 Dec 2023. Copies of these letters were also sent to Jerry Porter, Archway Management.

Meeting adjourned at 8:45PM