

Cross Creek HOA Monthly Meeting December 12, 2023

| Attendees | Guest |
|----------------------|-------|
| Paul Berg | |
| Alfred DelCiampo | |
| Chantell Myers | |
| Christine Rutherford | |
| Amanda Schoenwiesner | |

| Action Item | Assigned to | Date Completed |
|-------------|-------------|----------------|
|-------------|-------------|----------------|

Actions are listed in the minutes below.

Meeting called to order 6:03PM

- **Roadway Estimates**
 - Vice President compared estimates between Reggie and Turner
 - Reggie with Norris
 - Reggie noted crack filler by pound.
 - 4,000 ft for crack-filler; 4,000 ft @ \$2.00/ft
 - Discrepancy with measured square yard; 1827 vs 1531.
 - Marty with Turner noted fees for locator, traffic control, and storage for moving equipment.
 - Asphalt prices are decreasing.
 - Member at Large will follow up with Marty and ask questions regarding results of comparison.
- **Pike House**
 - President to send letter inquiring progress of house demolition of house, yard maintenance, release of property to the HOA.
- **Pumphouse Repair/Replacement (Royal Oaks/HWY 210)**
 - President to move forward with the larger rock covering.
 - Looking to spend under \$600.
- **Soccer Field**
 - Signs
 - Reviewed image of template sign
 - Discussion of adding “no motorized vehicles”.
 - Updated policy will cover unauthorized vehicles near the soccer field.
 - Order 3 signs
 - Lighting
 - Four County has marked for the trench.

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- **AT&T Boxes (HWY 210)**
 - Member at Large was able to cover the boxes.

 - **Lien Letters**
 - Amox Property
 - Cranfill & Sumner confirmed they notified the previous HOA president of lien expiration.
 - HOA president declined moving forward with reinstatement of the lien.
 - Ryan Bostic, attorney stated a new lien could be started in February 2024
 - Per attorney, foreclosure must be initiated within 3 years of lien being filed.
 - If foreclosure cannot be filed within 3 years, the lien expires and the amount included in the lien while still owed, cannot be included in future lien(s).
 - Fast-track foreclosures can be initiated for unpaid annual/special assessments.
 - President to reach out to Archway to inquire with their attorney regarding the above information provided by Ryan Bostic.
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- **Unauthorized Motor Vehicle Complaints**
 - President to notify those who provided complaints regarding the operation of unauthorized motor vehicles that hearings were concluded, and fines were imposed.
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- **Ballots**
 - Send out modified verbiage of letter and ballot.
 - Only 1 volunteer placed on the ballot.
 - Leave 1 position open.
- Post Meeting Update:** Keith Barrett has volunteered to fill one of the positions on the board for 2024.
- If assessments are not paid, HOA rescind voting.
 - Board decision to leave as is and allow everyone to vote.
 - President to follow up with Archway to determine how they have handled voting and unpaid assessments.
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- **Updates to Contact Information Sheet**
 - Pike house information removed.
 - 107 Lands End information removed.
 - Secretary to filter for contacts without addresses and mail out ballots.
 - Al to provide envelopes, labels, and stamps.
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- **DOT Response Regarding Drainage Issue HWY210**
 - No update.

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- **Fence Cleaning**
 - AquaForce sent in estimate for fence cleaning surrounding front of neighborhood.
 - Measured extra 600 sq ft.
 - Will only pressure wash the front side only.
 - Requested to clean prior to Christmas.
 - Board approved to move forward with cleaning of the fence.
 - Member at Large will schedule for fence cleaning.

- **Culverts**
 - Dan Grabow confirmed that companies cannot rent equipment to flush out the culverts.
 - There are 3 local companies that can service the culverts.
 - HOA decided to table this topic until Spring 2024 meetings.

- **Requests from Covenant Violation Hearing**
 - Homeowner requested HOA provide previous covenant violations and fines assessed within the last 3 years.

- **Complaints**
 - Junk Vehicle
 - HOA sent 2 letters with no response.
 - Junk vehicle removed from the yard.

- **Grabow's Ground Care Contract**
 - Reviewed 2021 contract bid for property maintenance for Cross Creek subdivision.
 - Contract was for 3 years.
 - Based on contract, HOA will be paid upon completion of each mow only.
 - Estimated 16-20 cutes on average.

Meeting adjourned at 7:41PM