

Cross Creek HOA
MEETING Minutes
6/28/2022

Meeting called to order by Matt Squires at 6:30 pm

In Person Attendance: Jessica Krantz, Chasity Quinn, Matt Squires, Christine Rutherford, Chantell Myers

Treasurers Report: No treasurers report – see online report from Archway Management

Updates/Approvals:

- Follow up on complaint about vehicle “for sale” at 380 Knollwood parked on the street. Resident sold vehicle before letter went out.
- 239 Oakmont reply to violations received regarding riding of their dirt bikes and 4 wheelers. They have stated that these vehicles are only used off Cross Creek property. They also issued a complaint regarding golf cart vehicles not being allowed. Established concern over golf carts being driven by young children and other individuals in an unsafe manner.
 - o Discussion of previous Board Members around 2011/2012 or thereabouts had passed a Cross Creek majority vote to allow golf carts but it was not filed, therefore golf carts are permitted in the community. Will get written documentation for previous Board Members at the time to verify this.
 - o Vehicles that are registered and fully insured are also the exception to these vehicles
- Chasity Quinn declared opposition to Board and stated her resignation. She left the meeting and the rest of us discussed other persons interest in the Board to maintain 5 members. It was also discussed that 2 board members will be coming off at the end of the year so we will have those openings as well.
- Lots of vandalism going on in the community. Before previous meeting the gazebo had been vandalized and now more spindles found on the roof. Pet waste sign was also removed and will be replaced. Mini library door has been broken. Board will be repaired. Facebook post informing of this vandalism will go out to help community keep an eye out and discuss with fellow household members.
- Confirmation of prior board approval via email for permission of 327 above ground pool
- Received letter from J Heath Finley law Firm stating that they are dropping us as their lawyer. Discovered this attorney was not who we were currently using, so must have been an attorney used by a previous board. Finley law firm has asked for signed and notarized release. Will confirm with current attorney before we complete anything.
- Discussion of complaint from homeowner about Grabow starting mowing before 7am. Board Member has already talked to Grabow and due to a busy schedule that day they started earlier. It was a one-time thing. Same individual complained about dirt bike riding on horse area, but board not able to do anything as we do

not know who it was or where they live. Not previous minutes, dirt bike violation letters went out to numerous households.

- 359 Knollwood bank owned property yard now being maintained after reaching out. They have set up a contract with landscaper to mow every 2 weeks.
 - o Neighbor complaint about dead tree at 359 Knollwood. Neighbor worried about tree falling on vehicles, houses and/or individuals. Still have not heard back from SRS violations regarding this issue.
- Still trying to work with county to get electric hooked up to shed.
- 339 Knollwood grass growing over where flower encroachment was. Reminder to Grabow to mow HOA property at pond. Determined that due to Homeowners shed sizes they are following covenants. Previous minutes have noticed encroachment has been removed and grass is filling in. No further action needed.
 - o Homeowner and other individuals are driving to boat ramp on daily basis and spending hours smoking cigarettes and improperly disposing of cigarette butts and garbage. Facebook post will go out regarding this issue as entire community awareness.
- 415 Knollwood not maintaining yard. Lawyer is handling contact due to repeat issues and legal battles with homeowner.
- Reminder of Dave Ritchie sign replacement. This fell to the wayside but will be reordered with same verbiage, unless it needs to be cut down due to size. Having a hard time finding photo of old sign.

Adjournment By:

Matt

Time: 8:00 pm