**Cross Creek HOA**

**MEETING Minutes**

**1/23/2023**

Meeting called to order by Matt Squires at 6:40 pm

In Person Attendance: Jessica Krantz, Matt Squires, Chantell Myers, Christine Rutherford & Interested Board Members Terri Treibits, Jeanette Branner, Al DelCampo, Susan Dayton, Amanda Schoenwiesner, Paul Berg, LaTiah Smith, Freda Messick, Bobby Messick

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

**Updates/Approvals/Discussions:**

* Discussion with those invited to meeting interested in running for new Board of Directors what is entailed with the Board, responsibilities, activities etc. Gave them the chance to ask any questions. All stayed for the meeting
* Chemours distribution of PFAS in the neighborhoods water will not involve the HOA other than Chemours contact information which will be put in Annual Meeting Notification and given out at annual meeting.
* Voting system for board of directors and any possible votes to change bylaws are limited to Election Buddy with current management company Archway Managements. Not able to use QR codes.
* CCHOA Board Facebook posts will now be made non commentable and will need 2 additional board approvals prior to posting.
* No trespassing signs need to be put on each property to keep solicitors out. Community signs cannot legally keep out solicitors.
* Discuss additional yearly road assessment dues to be between $200-$300 for each lot. Wil get estimates for anticipated road assessments and expected life span for different sections of our roads.
* Will look into contacting Pender County to require approval with plans for utility lines that are not on utility easements, most importantly when crossing streets. Need to know how roads will be affected
* Will be receiving insurance information for 102 Royal Oaks fire damage to community fence. Informed that resident was burning garbage.
* Notified Service Link Violation Coordinator of small fire at 359 Knollwood in front of house. This incident was a complete accident, not vandalism.
* 210 ditch cleaned out by NCDOT. Estimates needed for cleaning out around the Candlewood pond. Estimate needed from Dragonfly Pondworks for adding this pond on to others for regular maintenance.
* 338 Knollwood complaint regarding vehicles and business presence in the community. Determined all are less than 28 feet. One trailer moved to behind back house line behind privacy fence. Vehicles are moving on regular/daily basis and no further violations determined by the Board.
* Horse lot gate damaged due to individuals climbing over and leaving open which causes further damage with wind. Grabow sending options and estimates for repairs and replacement of gate. Gate is currently locked and will remain locked.
* 404 Knollwood tree removal request will be followed up. Resident also mentioned culvert/drain across the street is blocked. Board will look at to see if blocked from top or underneath. Possible further action needed if underneath.
* 353 Knollwood approved shed
* Kelsie Norton (unknown address) will be followed up on. Had reached out about solar panel approval 12/7. Architectural Request Form was sent but haven’t received any further correspondence.
* Confirmation that 100 Royal Oaks was present for trimming and removing of trees beside his lot. Previous notification from resident that a branch had fallen on his vehicle but no damage was done to it.
* Board approval of Grabow clearing out drainage ditch as one time courtesy across the street from 359 Knollwood. Cost is $800
* Confirmation letter sent out to 220 Oakmont regarding “junk cars. Homeowner notified to make sure all vehicles are tagged, registered --------
* Confirmation that 210 Oakmont letter regarding violation not picking up after horse when roaming community horse area. Responded and is no longer letting horse roam.
* Still working on getting electric hooked up to shed. Will reach out for volunteers to help.
* Reviewed Annual Meeting Notice (will be uploaded to minutes) Will also be posted on facebook and posted on community board at soccer field.

Adjournment By: Matt Time: 8:45 pm