

Cross Creek HOA Monthly Meeting
January 23, 2024

Meeting Details:

Chairperson/Meeting Leader: Al DelCiampo

Secretary: Amanda Schoenwiesner

Attendees	Guest
Paul Berg	Doug Fullenkamp
Alfred DelCiampo	
Chantell Myers	
Christine Rutherford	
Amanda Schoenwiesner	

Call to Order: 6:10PM

Agenda Items:

1) Roadway Estimates

a) Vice President compared updated estimates between R J Norris and Turner

i) Norris

(1) \$39.41 sq yd = \$107,000.00

ii) Turner

(1) 5\$55.14 sq yd = \$110,000.00

MOTION: Move forward with Norris

Approved: VP, Secretary

2) Lien Letters

a) Archway sent letters to those homeowners owing over \$1,000.00.

ACTION: President to speak with CC lawyer to discuss the differences of explanation of homeowner association lien process, as described by outside legal counsel.

i) Based on conversation with CC lawyer, board may move forward with switching law firms at February meeting.

3) Unauthorized Motor Vehicle Complaints

a) Additional observances of operation of the lawn mowers and dirt bikes.

i) President & Vice President to speak to family of non-resident regarding operation of unauthorized motor vehicles.

ii) President to respond to family regarding additional fines and continued covenant violations.

4) Pike House

a) Pender Country has still not responded regarding the demolition of the house and subsequent maintenance.

ACTION: VP to follow-up.

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- 5) **Pumphouse Repair/Replacement (Royal Oaks/HWY 210)**
 - a) Rock was delivered and has been picked up.

- 6) **Complaint at Kennebec Drive**
 - a) Due to complaint of motor vehicles passing through the opening in the fence without authorization, a barricade was created to keep the motor vehicles from passing through.

- 7) **Soccer Field**
 - a) Signs
 - i) Signs were delivered and passed to Vice President.
 - ii) President and VP will work to install the signs at the soccer field.
 - b) Lighting
 - i) The lighting needs to be inspected by the county.
 - ii) Former HOA member, Matthew Squires will follow-up with Pender County regarding time inspection can be made.

- 8) **DOT Response Regarding Drainage Issue HWY210**
 - a) No update.

Other Items:

- 1) Discussion with Doug Fullenkamp regarding concerns with unauthorized motor vehicles.

- 2) **Available Property at 360 Knollwood Dr**
 - b) Property Owner has cleared the lot at 360 Knollwood Dr.
 - c) Property Owner would like to sub-divide the lot.
 - i) Property size is 1.21 acres.
 - ii) Covenant state that plans must be approved by the HOA board prior to development.

- 3) **Vehicle Camping at Boat Ramp and Soccer Field**
 - a) Observed by several homeowners that a man sitting in a compact size white vehicle and/or red van has been parked at both the soccer field and the boat ramp for extended periods of time.
 - b) Pender County Sherriff was notified, and Sherriff Rochelle spoke with the individual.
 - i) Although not confirmed, HOA board has reason to believe he is tied to a residence within the community.
 - ii) Board to continue monitoring both the soccer field and boat ramp.

ACTION: President to invite new board members, Keith Barrett, and Susan Dayton to February meeting.