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| --- | --- | --- | --- |
| **Attendees** |  |  |  |
| Mark & Lisa Allen | Corinne Leontiff |  |  |
| Jeremy & Esther Argo | Christine Milfer |  |  |
| Joseph Antoneros | Nicholas Martinez |  |  |
| Jay Beers | Patricia Mazzara |  |  |
| Matthew Bell | Daniel & Chantel Myers |  |  |
| Paul Berg | Joseph Niegocki |  |  |
| John Branner | Susanne Paty |  |  |
| Erin Carr | Laura Rivenbark |  |  |
| John Connors | Ed &Christine Rutherford |  |  |
| Alfred DelCiampo | Ronald Satterfield |  |  |
| John & Linda Dunn | Jacob Schaus |  |  |
| Robert Emory | Pat Schmidt |  |  |
| Diane Eyink | Mandy Schoenwiesner |  |  |
| Bryant & Maria Flora | Joe & Carole Shannon |  |  |
| Joshua & Amber Foreman | Catherine Shelton |  |  |
| Ronald Frey |  |  |  |
| Douglas & Tracy Fullenkamp |  |  |  |
| Ryan Geer |  |  |  |
| Keith Goettlich |  |  |  |
| Christie Hale |  |  |  |
| Hugo Herrera |  |  |  |
| Brian Kammerer |  |  |  |
| Christine Klumbach |  |  |  |

* October 7, 2023
* Meeting called to order by Al DelCiampo at 2:32PM

**Turner Construction Presentation**

* Presentation of road assessment by Marty Gilbert.
* Discussed problems with current roads and how to repair the issues.
* Offered Q&A

**Archway Financial Review**

* Gerry Barnes provided update on current finances for Cross Creek.
* 2024 dues will be raised by 10%
* HOA looking into $10,000 bad debt listed on Archway financial.

**Road Repairs**

* Given the estimates received, we are currently behind on funds to adequately repair build-up of roads and maintenance.
* Members of HOA board, along with Turner Construction surveyed several areas that are high priority for repair.

**Road Repairs (Cont’d)**

* HOA has inquired estimates from 8 asphalt companies and only 2 have provided.
  + Remaining inquiries have been left unanswered although several attempts have been made.

**HOA Update on Community Issues**

* 2 complaints regarding drainage
* 5 Requests for fence approval
* 1 request for porch build
* 6 animal complaints
* 2 complaints regarding uncleanliness of horse exercise area
* 2 complaints of golf cart usage in horse exercise area
* Light installation at soccer field

**Note:** Four County disrupted power due to disruption to septic tank underground. Once this issue has been resolved, power can be placed back in service.

* 4 consultations with HOA attorney
* 3 letters to all homeowners mailed.
* Added additional gravel on areas to the soccer field parking area.

**Abandoned Houses**

* Pike House
  + Now owned by Pender County and land has been identified as “green space”.
  + House should be demolished within 60 days.
  + HOA has requested that Pender County turn over land to Cross Creek to ensure maintenance of land and culverts.
* 359 Knollwood Dr.
  + New owners will be doing restoration of the property.

**Drainage and Culverts**

* HOA President and Vice President have surveyed culverts and drainage areas and have prioritized those culverts/drains that need immediate repair.
* Culverts and drains under HOA will be maintained /jet flushed on rotating basis.

**Voting Item**

* Voting item was allocation of funds in the amount of $750 - $1,000 to ensure annual community events.
  + Since voting could not occur due to attendance, this item will be mentioned in the next letter to the homeowners.
  + This item will be added to the ballot for upcoming board elections in December 2023.

**Elections**

* HOA Board member elections forthcoming
  + 2024: 2 positions
  + 2025: 3 positions
* Volunteers Needed
  + Architectural Review Committee
    - Appointed by the board.
    - Will be responsible for reviewing/surveying fences, etc.

**Motorized Vehicle Policy**

* Previous board did get updated covenant change to the existing by-law.
  + Documentation was lost due to Hurricane Florence and board did not submit this new policy to Pender County for filing.
* 12 complaints for dirt bikes and lawn mowers
  + HOA has reviewed the NC definition of a dirt bike.

**Note:** Let it be known that the HOA has reviewed NC Statutes on legal definitions of mopeds as well as multiple types of recreational vehicles. The HOA in consultation with legal counsel has created a Motorized Vehicle Policy which will be mailed to all homeowners and put in place on 01 Nov 2023. The basis of this policy is to take reasonable steps- to address resident safety concerns brought to our attention.

**Q & A**

* Issue of speeding in the neighborhood was brought forward.
  + HOA will research the possibility of speed bumps.
* Suggestion of additional lighting throughout neighborhood
* Pender County Sherriff, Public Relations Officer Sgt. Chester Ward answered questions from residents regarding current issues and/or complaints.
  + Sgt. Ward offered homeowners call the non-emergency number (910-259-1212) if observing negligent or careless actions.

**Note:** NC case law does not require Homeowners Associations to guarantee resident safety but does require Homeowners Associations to take reasonable steps to address matters of resident safety. Failure to take those reasonable steps may create liability for the Homeowners Associations.

* Meeting adjourned by Al DelCiampo at 2:35PM

**Discussion Topics**

* Road Assessments
  + Those attending Annual HOA meeting voted to pay $300 by end of 2023 to put aside for road assessments.
  + This assessment will be ongoing for 4 years.
* Chemours/Water Quality
  + Chemours distribution of PFAS in the neighborhoods water will not involve the HOA.
  + Suggested that a group be setup to address issues with water quality and a point of contact be identified for handling Chemours issues.
* Safety light at soccer field
  + Noted that some residents concerned light will be too bright.
* Meeting adjourned by Jessica Krantz at 4:45P