

Cross Creek HOA
MEETING Minutes
11/2/2021

Meeting called to order by Sabrina Ward at 6:45 pm

In Attendance: Jessica Krantz, Stephanie Babson, Sabrina Ward, Matt Squires, Eric Lippert, Chasity Quinn,

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

Updates/Approvals:

- No word back from DOT about clearing out ditch under 210 that is backing up retention pond. Grabow will be contacted to clear out retention pond. Board will continue to follow up on this.
- Board approval on renewing Grabow landscaping contract.
- County requiring written CCHOA Board approval for electrician to take permit out to fix electric and then we can have Four County Electric set up and show movies. Letter sent and still not being given permit. Stating a post attached to a structure needs to be put in. Discussed needed a storage building for HOA stuff anyway. Proposed and approved by Board.
- Complaint of overgrowth of trees on Knollwood creek side between 317 and 323 Knollwood. Safety issue and will have Grabow trim back trees/branches.
- Kennebec fence, off Oakmont, was mistakenly attached to homeowner's fence. Need to be detached and put on post. Will need to wait on supplies to come in from Grabow for repair.
- Another complaint about kids throwing rocks in the pond on Knollwood. This last occurrence was 10/23 and rocks when thrown in drainage that will need to be fixed. Believe kids belong to 323 Knollwood due to surveillance. Also had mentioned done on 9/26 and previously (dates not given). Board will address with homeowner.
- Complaint about dirtbikes 239 Oakmont. Speeding down the road at a dangerous speed and violating covenants. Will address in letter to homeowner.
- Discussion of Dirtbike issue and Brewer. Surveillance of homeowners show Brewer stealing candy bowls from at least 2 homeowners. Discuss cease and decist letter to be sent to Parents/Grandparents and look into no trespassing procedures for him. Board will look into.
- Follow up on 144 Derby received a settlement from builder/developer. Waiting on further information from county on this. Received information from previous board that they had installed culvert under Candlewood. Waiting on documentation from courts before a final decision is made
- Discussion of abandoned homes. Individual owned homes have all had liens filed. Discussion of foreclosing on homes so CCHOA can take over.
 - 389 Knollwood has been purchased. Consistent repairs being done and landscaping being maintenance properly.
 - 359 Knollwood nothing being done by the bank except for mowing. Will send follow up letter about plan for repairing and selling home as well as need for more thorough landscaping
 - 415 Knollwood nothing being done. Neighbors mowing lawn. Daily fines and lien filed. Will discuss with attorney next steps.
 - 337 Oakmont repairs being done. Looking like it will be on the market shortly. Lien already filed for previous fines.
- Follow up on previous complaint 100 Royal Oaks broken fence and landscaping. Homeowner emptied bags of mulch. Need to address damaged leaning fence.
- Complaint from 413 Knollwood about encroachment. Both homeowners will be contacted but this will need to be resolved outside the HOA.

- Discussion of 338 Knollwood trailers and dump trucks still on property. Possible issue of encroachment on HOA property.
- Follow up discussion of complaint 381 Knollwood. Bags of mulch still on the ground along with china cabinet on front porch. Board follow up.
- Tree Removal requests approved at 315 Oakmont (1 tree) and 105 Candlewood (dead, dying and/or safety hazard)

Adjournment By:

Sabrina

Time: 8:45 pm