**Cross Creek HOA**

**MEETING Minutes**

**11/8/2022**

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

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

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

**Updates/Approvals:**

* Board approval of Grabow clearing out drainage ditch as one time courtesy across the street from 359 Knollwood. Cost is $800
* Complaint about “junk cars” at 220 Oakmont. Board will reach out to homeowner to make sure all vehicles are tagged and registered.
* Complaint about 210 Oakmont that they are not cleaning up after their horse in the horse common area. Letter will be sent to homeowner addressing all violations.
* Updated automatic reply from website contact request. Board does not have time to respond within 48 hours. Left open ended but responses should be expected within 3-5 days
* Get estimate for trimming Bradford Pear trees. Considering doing all at once or over time. Still no response from reaching out about complaint from 100 Royal Oaks about HOA branches that fell on car and concerned more will fall.
* Board putting together list of issues for Attorney – 415 Knollwood and other issues
* Complaint about Kennebec fence put in to deter dirtbiking is being removed so individual can drive lawnmower to mow lawns. Response never received from homeowner that had complained regarding HOA questions.
* After financial review of monthly late fees on 2/2020 & 3/2020 for past due homeowners. Board approval of removing monthly late fees and putting $25 late fee for initial year and $50 late fee for any subsequent years. Archway will be notified to make changes
* Financial review also showed Archway not sending homeowners with large balances to attorney to file lien. Will request as well.
* 104 Derby approval on solar panel request.
* 133 Candlewood approval on building site plans.
* 375 Knollwood approved tree removal
* Still working with DOT on clearing ditch under 210.
* Still trying to work with county to get electric hooked up to shed.
* Need at least 2 volunteers to replace departing board members. New board will start March. Would like new board and old board to attend annual meeting if permitted and smooth transition. Post on Facebook and sign on board displaying need.
* Annual Statement needs to include contact information and if it needs to be updated so we are able to contact homeowners. Archway not set up to be able to send mass homeowner emails.
* Additional road dues noted to be discussed at next annual meeting. This will be an additional hoa due to help large sum when road assessments come. Talked about $200 or so.

Adjournment By: Matt Time: 7:45 pm