

Cross Creek HOA
MEETING Minutes
12/9/2021

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

In Person Attendance: Jessica Krantz, Stephanie Babson, Sabrina Ward, Matt Squires, Chasity Quinn, Chantell Meyers

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

Updates/Approvals:

- Complaint received regarding dead tree on 359 Knollwood. Neighbor wants HOA to take care of. Bank owned property. Will address with 361 that it is not HOA property, but they may contact the bank to ask them.
- Complaint regarding dresser left at 316 Oakmont for over a week. Board will address with Homeowner.
- 381 Knollwood consistent letters and email regarding state of home, progress since flood and inability to keep clean and maintain. Been addressing over a year, but over 3 years since flooded. Board member will speak to homeowner directly to discuss intentions and needs to take care of. Will also be notified that next month lien will be filed due to HOA balance so high.
- Complaint 339 Knollwood encroachment to HOA property. Has shown county maps and property lines determining there is an encroachment. Board will send letter to homeowner about need to provide posts from professional survey. If it shows they are encroaching, garden will need to be moved. Board also discussed possibility of them wanting privacy from people fishing and playing by the pond. Will address as this progresses.
- 338 Knollwood continued discussion about trailers and trailer dumpster eye sour as well as business being run. Board decision that action needs to be taken and vehicles removed. Also received complaint about encroachment on HOA property. Homeowner will need to provide professional survey markings. Will be address as well with homeowner.
- 391 Knollwood lien will be filed next month. No further issues regarding previous complaints. Find out from Archway process for warning before lien is filed.
- 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 and leave vm's as needed.
- Board approval on renewing Grabow landscaping contract. 3-year contract will be requested
- 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. Storage Shed that was approved by Board last meeting will be around \$2500. Board still collecting estimates and determining whether it can be put together by volunteers. Determined we will need a 10x10 shed for all HOA supplies.
- 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.
- Approval to send 323 Knollwood photos of son after throwing rocks in Knollwood retention pond and drainage. Homeowner will be asked to make repairs.
- Complaint about dirt bikes 239 Oakmont. Homeowner responded and stated not their kids. Will find date and picture of dirt bike in garage to send to them. Also, reminder that no dirt biking allowed anywhere and fences were put up to deter passage back and forth.
- Discussion of Dirt bike issue and Brewer. Board has not received response from any police attempts on how to go about a cease and desist and/or no trespassing.

- Received all the court documents for 144 Derby regarding law suit between homeowner and builder. Homeowners request for the Board to take further matters regarding flooding behind house has been denied. Unanimous board decision.
- 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 were being done and landscaping being maintenance properly. Work has slowed down but still maintaining and keeping area clean.
 - 359 Knollwood nothing being done by the bank except for mowing. Follow up letters being send continuously being sent with no response. New bank that owns property now is non-responsive.
 - 415 Knollwood nothing being done. Neighbors mowing lawn. Daily fines and lien filed. Attorney has responded to questions about logistics of foreclosing on homeowner. Sabrina propose motion move forward with foreclosure, Matt approve, Jess second, and Stephanie approve.
 - 337 Oakmont is on the market. Over \$12k balance in dues that will need to be repaired prior to closing of house. Homeowner reached out prior about lessening debt, board unanimously denied this request and will need to pay sum in full.
- Follow up on previous complaint 100 Royal Oaks broken fence and landscaping. Homeowner emptied bags of mulch. Letter will be sent to address damaged leaning fence and continuous need for the board to address lack of yard maintenance.
- Complaint from 413 Knollwood about encroachment. Both homeowners (413 & 417) have been contacted regarding the Boards acknowledgement, but having to be addressed between homeowners and/or courts

Adjournment By:

Sabrina

Time: 9:00 pm