|  |  |  |  |
| --- | --- | --- | --- |
| **Attendees** |  |  |  |
| Dee Ayers | Phillip Gainer | Ray and Patti Thompson |  |
| Erik Bach | Karen Gileta | Terri Treibits |  |
| Keith Barrett | Keith Goettlich | Greg Yurick |  |
| Paul and Sandi Berg | Brian Kammerer |  |  |
| Wanda Beers | Joyce Laino |  |  |
| Matthew and Mary Bell | Corrine Leontiff |  |  |
| Angala Blanton | Marcia Lewis |  |  |
| Jennifer and Shawn Breischer | Loreto Mastroianni |  |  |
| Ralph Broadwater | Terry Messick |  |  |
| James Burns | Bobby Messick |  |  |
| Matthew Chapman | Chantell Myers |  |  |
| John Connors | Kennith Quinn |  |  |
| Susan Dayton | Christine Rutherford |  |  |
| Michael Davenport | Ronald Satterfield |  |  |
| Peggy Davis | James Schmidt |  |  |
| Al Del Ciampo | Mandy Schoenwiesner |  |  |
| John Driggs | Joe and Carrole Shannon |  |  |
| Diana Eyink | Steve Shelton |  |  |
| Doug Fullenkamp | Lindsey Souza |  |  |

* Call to Order: 1:05PM

**Departure of Board Members**

* Chantell Myers
* Christine Rutherford

**Introduction of New Board Members**

* Keith Barrett
* Paul Berg
* Susan Dayton
* Alfred DelCiampo
* Amanda Schoenwiesner

**Archway Financial Review**

* Jerry Barnes provided update on current finances for Cross Creek.

**January 2024 Election Ballot Results**

* Some voted for some items listed on the ballot and not others.
* 125 votes cast for new board members: Dayton and Barrett.
* Covenant change to allow for chickens.
  + Needed 167 votes to change the covenant.
    - 57 Y / 25 N
* Yearly community gatherings / cookout
  + 48 Y / 28 N
  + Will move forward with community gathering with budget set at $900.

**Community Facebook Page**

* Reminder that the HOA board will not respond to any posts.
* Should any homeowner have a complaint or issue, please contact the HOA board vail email at [crosscreek@hoainc.org](mailto:crosscreek@hoainc.org).

**Road Repairs**

* HOA received 2 estimates.
  + Norris and Turner
    - Norris was chosen to provide repairs.
  + Consensus was that we did not have enough funds to repair all the roads.
  + Norris will repair areas with larger holes and apply crack-filler.
  + HOA will let homeowners know when construction will be occurring.

**Motorized Vehicle Policy**

* Recent damage to soccer field and boat ramp
  + 2 juveniles were identified damaging the boat ramp, and parents were notified.
  + Parent of 1 of the juveniles took responsibility for having the child repair the damage at the boat ramp without notifying the HOA.
  + No Trespassing Signs have been posted in this area to deter further damage.
* 10 complaints last year regarding hazardous operation of ATVs, lawn mowers and dirt bikes
  + Notify the HOA board via email at [crosscreek@hoainc.org](mailto:crosscreek@hoainc.org) if individuals are seen on these motorized vehicles so that action can be taken.
* Fines issued for 2 families last year.

**Posting od No Trespassing Signs and Surveillance Cameras**

* HOA purchased no trespassing signs and will be posting in areas where damage has occurred.
* Researching surveillance cameras for boat launch and soccer field
  + Quality surveillance equipment estimated at $5,000-$6,000.

**Additional Complaints**

* Junk/Salvaged Vehicles
  + Several complaints filed and HOA resolved.

**Updates to Abandoned Houses**

* 415 Knollwood Dr
  + Now owned by Pender County and designated as “green space”.
  + After Pender County took ownership, house was to be demolished within 90 days.
  + HOA following up with Pender County to determine if land can be transferred back to HOA.
* 359 Knollwood Dr
  + House was purchased at auction.
  + Renovations have begun.
  + House to be sold once renovations are completed.

**Clearing Driveways and Culverts**

* HOA has made some progress on those culverts that are HOA responsibility.
* Have quotes from Lewis Farms and Hydroflush

**Drainage Issues**

* Not enough funds to correctly resolve drainage issue.
  + Currently estimated at $100,000 to repair.
  + Homeowners should keep drainage ditches clean.

**2024 Community Workdays**

* Areas needing attention:
  + Picnic tables power washed and stained.
  + Posts need to be inserted
  + Assistance with pumphouse repair.

**Questions**

* No soliciting signs.
  + Sign must be clearly posted on homeowner property.
* Opening our private roads to public roads.
  + Estimated cost is $4 million to have that changed.
* Chickens not allowed (due to limited voting)
  + Notify the HOA board with a complaint detailing address and/or homeowner.
* Meeting adjourned at 2:3PM