March 13, 2025

CROSS CREEK HOMEOWNERS ASSOCIATION BOARD MEETING (CCHOA)

CCHOA meeting called to order at 6:06 pm by President Doug Fullenkamp.

The following HOA Board Members were in attendance: Jerry Raynor (Vice President), Susan Dayton (Treasurer), Madelyn Barrett (Secretary) and Keith Barrett (Member At Large).

**Presentation of Reports:**

**Treasurer Report:** Board Members discussed reviewing 2025 HOA Budget with Archway HOA Management pertaining to the following issues discussed during the February 16th, 2025 Homeowner Meeting:

* Line-Items pertaining to Administrative, Grounds, Maintenance & Repairs Expenses and Reserve Funding Expenses covered in the 2025 Budget;
* Delinquency and Collection efforts pertaining to unpaid dues and road assessments to ensure fiduciary obligations are met.

An April meeting is scheduled to conduct this review in conjunction with Archway HOA Management.

Board Members discussed efforts to maintain and update Home Owner Contact List to ensure accuracy.

**Old Business:**

* 415 Knollwood Drive (Pender County Owned). CCHOA has agreed to waive HOA fees and Roadway Assessments if Pender County maintains the property under the following conditions:

1. Post “No Trespassing Signs” – this has been completed by Pender County;
2. Cut the grass (first 15 feet minimum) once a month – to date this has been done;
3. Remediate the drainage ditch and maintain it over the years – INCOMPLETE.

CCHOA President will outreach to CCHOA Attorney to formalize next steps in this issue to ensure completion.

CCHOA continues working with individual homeowners to ensure compliance with CCHOA policies as outlined in the Covenant/By-Laws pertaining to maintenance of individual properties after a complaint is received, as well as, requests for fencing, pools outbuildings garages and dead tree/tree branch removal.

CCHOA continues to address and repair vandalism done to common areas and stolen signage as needed following the guidelines established through the CCHOA By-Laws/Convenances.

CCHOA continues working to reduce insurance liability/safety issues regarding violations of the Motorized Vehicle Policy.

**New Business:**

* 102 Royal Oak Drive: Horse Lot gate is broken. A temporary fix was completed by HOA President; due to damage of fence and post, President noted a more professional repair needs to be completed. Board Members discussed and agreed to have Grabow Ground Care Services complete the repair.
* 413 Knollwood Drive – Dead deer was removed by Pender County.
* Floating Dock and debris removed by the NC Carolina Coastal Federation on 2/27/25.

CCHOA Board discussed Future Projects List to begin the process of prioritizing items. Board Members discussed ways to implement projects and repairs using volunteers to address budget concerns expressed by the Cross Creek Community.

CCHOA Board Members discussed ways to bring the community together through Fun Events.

Meeting adjourned at 8:53pm by CCHOA President.

Cross Creek H.O.A. Inc. Board of Directors

Douglas Fullenkamp / President

Jerry Raynor / Vice President

Susan Dayton / Treasurer

Madelyn Barrett / Secretary

Keith Barrett / Member At Large