April 21, 2025

CROSS CREEK HOMEOWNERS’ ASSOCIATION BOARD MEETING (CCHOA)

CCHOA meeting called to order at 6:07 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 reviewed 2025 HOA Budget with Jerry Barnes of Archway HOA Management. The following issues were discussed during the April Meeting:

* Line-Items pertaining to Administrative, Grounds, Maintenance & Repairs Expenses. CCHOA Board members went through the CCHOA Budget Line Items individually; to gain a better understanding of the Budget to better address spending concerns expressed during the February 16, 2025 meeting, as well as, examining ways to streamline the Budget to address continued maintenance of Pond and Public Areas.
* Reserve Funding Expenses in the 2025 Budget were explored to address concerns expressed during the February 16, 2025 meeting regarding ROAD ASSESSMENTS.
* CCHOA and Archway staff discussed Delinquency and Collection efforts pertaining to unpaid dues and road assessments to ensure fiduciary obligations are met. CCHOA Board in conjunction with Archway Management and CCHOA Attorney will continue pursuing homeowners’ delinquent in dues and road assessments.

**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 continue 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, as well as, working with Archway Management and the Attorney in the collection of fines for those in violation of the Motorized Vehicle Policy.

**Old 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 need to be completed. Board Members discussed and agreed to have Grabow Ground Care Services complete the repair. COMPLETED.

**New Business:**

* Signage Needs**:** CCHOA Board members discussed signage needing to be replaced, as well as, new signage to address street parking, off road vehicle restrictions and dumping of debris.
* Boast Ramp Repairs: CCHOA Board Members received bids to complete this project. Due to cost it was decided to table this expense to a future time to save money.
* Gazebo Repair: CCHOA Board Members will volunteer time to ensure these repairs are completed.
* Soccer Field Repairs: goal post and new netting were completed by CCHOA Board members.
* Posting Board Repairs: CCHOA Board members will volunteer time to complete the repairs.
* Tree Trimming in Common Areas: CCHOA Board Members visually inspected areas needing trimming. CCHOA Board decided at this time to table the expense due to cost.

Meeting adjourned at 8:11pm 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