

Cross Creek HOA
MEETING Minutes
8/23/2021

Meeting called to order by Sabrina Ward at 6:30 pm

In Attendance: Jessica Krantz, Stephanie Babson, Sabrina Ward, Matt Squires, Eric Lippert, Chasity Quinn, Chantell Myers

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

Updates/Approvals:

- Eric has sold his house and this is his last meeting. His replacement as Treasurer is Chasity Quinn. Chantell Myers is on the Architectural Board supporting Matt Squires and is formally invited to all future HOA board meetings.
- Expanded architectural committee will help update Cross Creek request forms and more timely inspections. Will price out to see if forms can be submitted through the website.
- Tree Removal requests approved at 143 Derby (3 dead trees) and 333 Oakmont (roots coming into where pool will be put)
- Renewal for Dragonfly pondworks received. 2% increase and they do a great job. Board approval to renew. Will find out about aeration system and how that could effect efficiency and cost
- Still waiting on state clearing out ditch under 210 that is backing up retention pond. Grabow will be contacted to clear out retention pond and state followed up on.
- 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.
- Bulletin Board and Pet Stations have been built and just need to be put up.
- Fence installation at dead end off Oakmont and Candlewood along with damaged fence at 210 supplies should be in shortly. Grabow has been asked to install once supplies are received. Supplies to fix latch of fence will take a little longer.
- Board approval to purchase another soccer net goal.
- Complaint about dirtbikes 239 Oakmont. Speeding down the road at a dangerous speed and violating covenants. Will address in letter to homeowner, as well as fence going up at end of Oakmont offroad.
- Follow up on 144 Derby received a settlement from builder/developer. Will not tell us what settlement was for but has stated that it is not in regards to the pond issue. Will need to do our due diligence and look into what it was for. If it is flooding/grading then the pond will be cleared out but not dug up. Will look into records for what lawsuit was for.
- Discussion of multiple locations of road that need to be repaired. Arose from large pothole in Knollwood. More reasonable if they take care of more repairs which we have a few of. Norris Paving best deal at \$5,000 for all pot hole repairs. A couple are really bad sink holes.
- Discussion of abandoned homes. Individual owned homes have all had liens filed. Discussion of foreclosing on homes so CCHOA can take over.
- Follow up on complaint for Oakmont also received complaint about Traylor and generator running causing noise disturbance.
- 389 Knollwood on auction.com has a pending contract. Holding off on any further violation letters regarding landscape.
- Complaint for 100 Royal Oaks broken fence and landscaping. Homeowner emptied bags of mulch. Need to address damaged leaning fence.
- Follow up on complaint regarding short term rental of rv 345 Knollwood. Addressed with homeowner and they have continued to host rv for short term rentals. Follow up letter will be sent.

- Follow up discussion of 381 Knollwood. Bags of mulch still on the ground, some of fence has been removed and lots of construction debris being left outside. Concern from neighbors regarding no fence around in ground pool. Board will address repair timeline again with homeowner.
- 407 Knollwood Drive and ducks issue has been sent to Attorney.

Adjournment By:

Sabrina

Time: 8:45 pm