**BOARD MEETING FEBRUARY 13, 2025**

Board Members Present: President Alfred J. DelCiampo

 Vice President Paul Berg

 Secretary Susan Dayton

 Member At Large Keith Barrett

Board Members Absent: Amanda Schoenwiesner

Incoming Board Members Present: Douglas Fullenkamp

 Madelyn Barrett

 Jerry Raynor

Meeting Called to Order: 6:05pm.

The current Board presented information to incoming Board Members regarding Board Operations, Policies, and additional transition matters. The current Board answered questions on the below noted topics and pledged their assistance in making the transition. Some discussion about ways to enhance face to face interaction and communication with homeowners also took place.

* HOA Meetings
	+ Monthly board meetings
	+ Annual Hot-dog Roast/ Special Meeting
	+ Hearings
* Hearings
* Attorney Contact/Assistance
	+ Legal Advice provided between March 1, 2023 & February 13, 2025, Budget Preparations
	+ Collections/Fiduciary Responsibility
* Social Media Presence/policy,
* Responding to e-mail Inquiries, Use of e-mail
* Architectural Review Committee history
* Letters & Reports
	+ 2025 Budget
	+ Letters to Homeowners
	+ Cross Creek website administration
* HOA Insurance Policy
	+ Liability coverage for directors & common areas
	+ Unpaid insurance claim
* Archway Management HOA Management
	+ Communications between Archway and HOA
	+ Financial Management Fees
	+ Annual Dues History
	+ Credit Card Application
	+ Fines
	+ Special Assessments
* Covenants / By-Laws
	+ Motor-Vehicle Policy Enforcement
	+ Illegal activities on Common Property
	+ Restrictive Covenants
	+ NC General Statute Chapter 47-F
* 415 Knollwood Drive Negotiations with Pender County
* Roadway Maintenance & Repair
* Reporting
	+ Treasury Department Financial Crime Network & Beneficial Owners Information Report
	+ Corporate Information including Secretary of State filing
	+ Federal Tax ID
	+ Tax Preparation
* Upcoming Projects
	+ Gazebo Repair
	+ Boat Ramp Remediation
	+ Sign Replacement at Boat Ramp
	+ Floating Debris Removal adjacent to Boat Ramp
	+ Repair of Soccer Goal
	+ Tree Trimming
	+ Camera Monitoring & future Camera installation
* Agenda for Upcoming February 16, 2025, Annual Meeting

Meeting Adjourned by 9:05PM

These Minutes Prepared by Alfred J. DelCiampo. Minutes reviewed & approved by current board

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

Alfred J. DelCiampo / President

Susan Dayton / Treasurer

Paul Berg / Vice President

Amanda Schoenwiesner / Secretary

Keith Barrett / Member At Large