May 20, 2025

CROSS CREEK HOMEOWNERS’ ASSOCIATION BOARD MEETING (CCHOA)

CCHOA meeting called to order at 6:00 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).

**Open Forum:** A Cross Creek resident met with CCHOA Board for 10 minutes to express concerns.

**Presentation of Reports:**

**Treasurer Report:** Board Members reviewed 2025 HOA Monthly Budget submitted through Archway Management. The following line-item expenses were reviewed and approved during the May Meeting:

* Line-Items pertaining to Administrative, Grounds, Maintenance & Repairs Expenses. CCHOA Board members reviewed expenses for projects completed in the past 30 days, as well as, upcoming projects and charges for completion.
* CCHOA and Archway staff reviewed Delinquency and Collection efforts pertaining to unpaid dues and road assessments to ensure fiduciary obligations are met. CCHOA Board in conjunction with Archway Management continues to ensure delinquent accounts are paid in full.

**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” – COMPLETED;
2. Cut the grass (first 15 feet minimum) once a month to maintain line for sight for drivers on the roadway. Pender County continues to complete this monthly.
3. Remediate the drainage ditch and maintain it over the years – INCOMPLETE.

Andre Logan, Attorney for Pender County is no longer working for Pender County. To date new legal counsel has not been appointed through Pender County.

CCHOA Board 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**

* CCHOA will be ordering new signage to be displayed throughout the community asking residents to comply in the following policies: dumping of yard debris in HOA common areas, street parking and Off-Road Motor Vehicle policy. Replacement signage at the Boat Ramp regarding the alligator will also be replaced. The CCHOA will be sending a reminder of these policies via the CC website, email and CC Face Book page.
* Boat Ramp Water Entrance Repairs: CCHOA Board Members received written and phone complaints regarding needed repairs to the Boat Ramp. The CCHOA will continue obtaining bids to complete these projects in the most cost-effective way available to ensure all users safety.
* Gazebo Repair: CCHOA Board Members will volunteer time to ensure these repairs are completed.
* Posting Board Repairs: CCHOA Board member has completed repairs of latches of the display box. Corkboard background repairs will be completed by CCHOA Board.
* 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.

**New Business:**

* Cambridge resident sent a written request to have signage to the Cambridge entrance power washed, as well as, fencing along State Highway 210.
* Residents requested an additional entrance to the soccer field be added to the gazebo side. CCHOA Board will be asking Grabow Lawn Care to complete this project.

Meeting adjourned at 7:54 pm 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