

Minutes approved at Exec. Bd. meeting Nov. 13th, 2024.

**Village of Cross Creek Homeowners Association
Executive Board Meeting Minutes
October 22, 2024 – 1800**

1. Call to order & Attendance. The meeting was called to order at 6:21 PM., Secretary Scott Forsythe, Treasurer Roy Hawkins, and Member-at-Large Ed Reichenbach were in attendance. Chairman Firas Dib, Vice Chairman Micheal Esper and Member-at-Large Sarina Bridges did not attend. A quorum was achieved.

2. Meeting Minutes: The minutes for September 2024 meetings were approved unanimously after Treasurer Hawkins motioned and Member-at-Large Reichenbach seconded.

3. Officer reports: *Discussion.*

A. *Treasurer's Report.*

- Current Balance - \$12,222.64

- October Expenditures - \$700.00 Z's Lawn Care

- \$30.00 PPL

-- Income – Dues payments to date - \$7872.00 (83 residents paid)

B. *Secretary's Report.* Nothing to report.

C. *Vice Chair's Report.* Nothing to report.

4. Old Business: *Discussion / EB can approve or deny items that may require action.*
None.

5. New Business: *Discussion / Action Item / EB can approve or deny items that may require action.*

A. Election of officers. We discussed briefly that we need to determine if the election must be annually. No resolution was achieved - tabled. *Issue Open; Action Officer – Chairman.*

B. Adjudication of comments from bylaws voting. See Appendix 1 for comments received thus far. We discussed this issue for some time, however, we determined that we needed the Vice Chair's expertise in the issues. No resolution – tabled. *Open Issue; Action Officer – Vice Chairman.*

C. Adjudication of items from the Q&A session of the General Meeting.

- Do we need a website? About 1/3 of attendees thought a website beneficial. Note – no one volunteered to run it. After some discussion it was resolved that ML Reichenbach would take on the website. *Closed Issue; Action Officer - ML Reichenbach.*

- Speed an issue still. We noted the efforts so far with talking to the police but is there more that can be done? Location of the speed limit signs, placing it of the frontages of the oval was another suggestion. Speed bumps was another solution although as one

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resident pointed out, low clearance vehicles such as a Corvette may have trouble with bumps. The issue is never going fully away, the Board has asked to police help and discussed the speed bumps idea with the Township to no real lasting change. All we can do is be vigilant, call the police when appropriate. *Closed Issue.*

- Three issues have been resolved.
- Brightspeed availability. Now available.
- Dog info has been posted.
- Bulletin board. Idea rejected as too cumbersome.

D. Review the duties and responsibilities of each position of the EB to determine if we have each member workload appropriately. After spirited discussion it was resolved that the website management will be done by ML Reichenbach and further that the Resale Certificate is handled by the Treasurer. There are still some areas to resolve. *Open Issue; Action Officer – All.*

6. State of the Neighborhood: Discussion.

A. PPL construction is ongoing until September 2024. They are done and clearing the work areas. *Issue Closed.*

B. Sidewalk maintenance responsibility. The Codes Officer was told by the Township Manager and Township Maintenance Chief that the Twp does not do sidewalk maintenance, and it is up to the lot owner to maintain. *Issue Closed.*

7. Adjournment:

- Next meeting set for: Thursday, November 7, 2024. Time is 6:00 PM. Location is Brad's.
- The Tres. called a motion to adjourn the meeting, the ML seconded. The vote was unanimous. Adjourned at 7:19 PM.

Minutes submitted and prepared by:



Scott Forsythe, Secretary