

Village of Cross Creek Homeowners Association
Executive Board Meeting Minutes
April 28, 2026 – 1800

1. Call to order & Attendance. The meeting was called to order at 6:05 PM. Chairman (CH) Firas Dib, Vice Chairman (VC) Ed Reichenbach, Treasurer (TRE) Roy Hawkins Secretary (SEC) Scott Forsythe. Member-at-Large Sarina Bridges (ML) did not attend. A quorum was achieved.

2. Meeting Minutes: No action needed.

3. Officer reports: *Discussion.*

3A. Treasurer's Report. TRE discussed the status of funds noting that we have \$17000 in the bank, in part due to the number of dues paid. Discussed what to do about the oval lawn and likelihood of needing to reseed the entire thing.

170 PCD remains delinquent for 2025

3B. Secretary's Report. Nothing to report.

3C. Vice Chair's Report. Discussion on resale cert and neighborhood yard sale.

3D. Member at Large 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.* Plan for General Meeting (GM).

5A. Resolved the following:

>Proxies can be used, whomever is supporting a proxy must provide a copy of the signed proxy to the Secretary before the meeting starts. Indicate to whom you are delegating the proxy to and that you support however they vote.

>Cannot support streaming.

>Scheduled for Sep 1, 2026.

>Scott Forsythe will be stepping down as SEC, so a replacement is sought.

Main issue for this meeting is election of the EB. SEC will step down from his position as soon as practicable after training up his replacement.

5B. Neighborhood yard sale. VC took lead on this, coordinating flyers, signage. Date was set to May 29-31, 2026; hours set as 08-12 on 29, 07-12 on each succeeding day. Posting notice went onto FB Marketplace and a large banner was procured. Emailed out everyone in the HOA.

5C. Resale cert updates.

>Between the TRE and VC sorted out language to more directly state the status of prorating in addition to eliminating parts that do not apply to us.

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6. State of the Neighborhood: *Discussion.*

Nothing to report.

7. Adjournment: Next meeting set for: July 21, 2026. Time is 6:00 pm. Location is Marcello's.

The meeting adjourned at 7:00 pm.

Minutes submitted and prepared by: Scott Forsythe, Secretary