

Village of Cross Creek Homeowners Association
Executive Board Meeting Minutes
March 25, 2025 – 1800

1. Call to order & Attendance. The meeting was called to order at 6:14 PM., Vice Chairman Micheal Esper, Secretary Scott Forsythe, Member-at-Large Ed Reichenbach, Member-at-Large Sarina Bridges were in attendance. Treasurer Roy Hawkins and Chairman Firas Dib did not attend. A quorum was achieved.

2. Meeting Minutes: The minutes for February 2025 meeting were approved unanimously via text message.

3. Officer reports: *Discussion.*

3A. Treasurer's Report.

Current Balance: \$14,754.63

Income: \$0.45 Dividend

Payment: \$30.01 PPL

--Z's Lawn Care contract is modified to include Lawn Fertilizer/Weed Treatments (early spring, preemergent/late spring, broadleaf weed) on entry island (Cost: 600.00 for 2 applications) and Weed killing spray along curb and entry sign bed (5 treatments @ 25.00 = 125.00).

Total cost of contract for 2025 is \$6375.00. This cost will remain the same for 2026 and 2027.

--170 Pine Creek Drive remains delinquent on dues payment for 2025.

3B. Secretary's Report.

-- Assisted one Lot Owner with information on who is responsible for street light maintenance, which is the Township. Provided him with the link to the Twp webpage to report an issue.

3C. Vice Chair's Report.

Discussed the bylaws update, focusing on results.

3D. Member at Large Report (website activity).

Discussed adding agenda to documents published in support of upcoming meetings. It was decided that we can continue to publish.

4. Old Business: *Discussion / EB can approve or deny items that may require action.*

4A. Bylaws Vote. Measure passed. *Issue Closed; Action Officer – Vice Chairman.*

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

5A. Lawn Maintenance Contract. The contract was approved via email vote. See attachment for the contract. *Issue closed; Action Officer – Treasurer.*

5B. Vice Chairman change. Mr. Esper is leaving the area before his term is over. Mr. Reichenbach will assume the position upon Mr. Esper stepping down.

-- Action Item: Mr. Esper will provide his resignation letter to the Secretary.

5C. Standardize the meeting time. The Secretary posed the issue. The meeting time, date, and location of the meeting will be standardized to facilitate member attendance. The decision is the meeting occurs on the fourth Tuesday of the month, 6:00pm, at Marcello's.

6. State of the Neighborhood: *Discussion.*

Nothing to report.

7. Adjournment: Next meeting set for: April 22, 2025. Time is 6:00pm. Location is Marcello's.

The meeting adjourned at 6:56pm.

Minutes submitted and prepared by:

Scott Forsythe, Secretary