

Village of Cross Creek Homeowners Association
Executive Board Meeting Minutes
January 13, 2025 – 1800

Call to order & Attendance. The meeting was called to order at 6:17 PM. Member at Large Bridges was not in attendance, all other members of the Board attended. A quorum was achieved.

1. Meeting Minutes: *Action Item / EB may review and approve the Meeting Minutes.*
The minutes for November 2024 meeting were approved unanimously after Member-at-Large Reichenbach motioned and Vice Chair Esper seconded.

2. Officer reports: *Discussion.*

A. Current Balance		\$15,611.08
Income from 12-1 to 1-13		
Resale Certificate 45 MCC		75.00
Dues and Initiation Fees 45 MCC		196.00
Dues 285/289 PCD		490.00
Dividend Dec/Jan		1.01
	Total	763.01
Expenses 112-1 to 1-13	PPL	30.20

One resident at **170 PCD, Moyer** still owes 2025 dues totaling \$115.90 (incl. overdue charges). I've sent numerous emails, posted an invoice on their door, and visited the home, but no response/answer.

We have a three-year contract with Z's Lawn Care. The annual cost for the same service as previous years is \$5775.00. This is the same cost as previous years. We have the option to add to services as needed.

I believe I have a new CPA to do our taxes. It is with Chris Pasquali with Carlisle CPA Group in Boiling Springs. I'm waiting to confirm the fees.

B. Secretary's Report. Nothing to report.

C. Member at Large Reichenbach Report (website activity). Analysis is ongoing to determine the best value solution for website.

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

3A. Election of officers. Status of this issue. A preparatory email requesting candidates

prior to the vote email to give time that candidates may come forward. The suspense date is Feb 1st, 2025. *Issue Open; Action Officer – Chairman*

3B. Adjudication of comments from bylaws voting. Previous action: Resolved: To accept changes based on input and report back to the originator via email by Vice Chairman. There is an existing issue surrounding parking of RVs. It was not clear to us how the ordinance functioned. The Secretary was tasked to check with the Twp Zoning Officer *Open Issue; Action Officer – Vice Chairman*.

3C. Review the duties and responsibilities of each position of the EB to determine if we have each member work loaded appropriately. **Closed Issue**.

3D. Website needs:

3D1. Selection of website name. *Open Issue; Action Officer - ML Reichenbach*.

3D2. Funding for subscription for domain name. *Open Issue; Action Officer - ML Reichenbach*.

3D3. Determine what gets posted to the website and how long it stays on the website. *Open Issue; Action Officer - ML Reichenbach*.

See previous report above. **Issue closed**.

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

4A. Selection of a CPA. Current CPA upped their fee to \$800. New CPA is (potentially) Chris Pasquali with Carlisle CPA Group in Boiling Springs. Treasurer is waiting to confirm the fees. *Open Issue; Action Officer - Treasurer*

4B. Approval of a new contract for landscaping common areas. The contractor offers \$5775 per year for years 2025, 2026, 2027. Via email voting measure passed unanimously accepting the contract. **Closed Issue**.

5. State of the Neighborhood: *Discussion.*

6. Adjournment:

Meeting adjourned at 7:20PM.

- Next meeting set for: 11 Feb 2025 @ Marcellos.

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