

The Crossings Home Owners Association Board Meeting July 12, 2007

Visitors

Jim Eskew, Web Administrator for community website

Board Members	Attended Meeting:	Y	N
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Diane Krebs – President	X		
Jim Wilmoth – Vice President / Pool Liaison	X		
Toni Emehel – Secretary / Social Liaison	X		
Curtis Watson – Treasurer			X
Carolyn Spellman – ARC Liaison	X		

Meeting Agenda

- Review Minutes from June annual meeting
- Review Budget
- Engineering Review
- Review Social Budget
- Incomplete Survey Results Compilation
- Replacement Pool Furniture
- Discuss comments/suggestions from annual June meeting; raising dues, maintaining the hilly natural area around the pool, etc.

Meeting Minutes

Board Actions

None presented for discussion during this meeting, however the following ARC matters are currently under consideration.

- Recent report of a resident changing the color of exterior paint without prior ARC approval. It was noted that the resident still has not submitted an ARC request. The HOA has issued one notice and a 2nd notice letter will be sent by Hawthorne. It was also noted that this resident might have recently installed a fence or deck without ARC approval.

- Recent report of a resident installing a fence without an ARC review. It appears that this was a “self installation” and appropriate guidelines were not followed. The neighboring fence may also be in violation of height requirements for fences in The Crossings.
- Recent report of a resident who owns a commercial vehicle that is possibly in violation of city ordinance and the community’s restrictive covenants.

Carolyn Spellman, ARC Liaison and the ARC Committee will take these matters into consideration and steer to resolution.

Budget Review

Review of the operating budget did not indicate any areas of concern.

Other Business

- Recent Resignation: The BOD acknowledged the recent resignation of long-time board member Curtis Watson, who currently serves as Treasurer and Landscape Liaison for the BOD. It was agreed that the BOD would pursue efforts to fill this position.
- Minutes from the Annual Meeting: Diane Krebs lead discussion and review of the minutes from the Annual Meeting. The minutes were reviewed and approved.
- Engineering Review: We are waiting on quotes before initiating the engineering and reserve study. Hawthorne has made a recommendation and Jim Wilmoth will obtain an additional quote from his contact.
- Review Social Committee Budget: Toni Emehel reported that she has discussed budgeting concerns with the Social Committee Chair. The committee chair has been asked to prepare and make recommendations based on anticipated year-end events. Therefore, this item will be discussed and reviewed at the August BOD meeting.
 - Year end events will include:
 - Back to School pool party – date changed to Labor Day, September 3rd
 - Plant Exchange in October
 - Possible family event during the holiday season.

Of note: since the community has not done a “community yard sale” or “carolers” in the past couple of years, the BOD agreed to do away with these items as annual events.

- Incomplete Survey Results Compilation: The volunteer who agreed to compile recent survey results has been faced with challenges that will prevent him from completing the task. Carolyn Spellman has offered administrative services of Blood of the Lamb Deliverance Church to complete the compilation and provide results via spreadsheet to the BOD.

- Replacement Pool Furniture: Jim Wilmoth provided sample (photos) of replacement furniture options for the pool area. It was decided that all items would be replaced. Particularly, since the existing pool furniture is a bit worn and on the verge of requiring replacement.

In addition to replacing the pool furniture, it was agreed that an auto cleaner be purchased to remove dirt and clean the pool as part of regular pool maintenance. It is noted that shingles on the cabana are getting tattered and will need replacement soon. In addition, the Carolina Pool has suggested resurfacing the pool in the next year or so. Considering that we have put few dollars in permanent maintenance items in the past:

- 2 new pumps replaced in 2007
 - Property has been repaired of termite damage and made termite resistant in 2007
 - We have invested \$300 per year in a pest control maintenance program to rid the property of ants and other pesky insects.
- Discussion of resident comments at Annual Meeting regarding:
 - Raising dues: All agreed that we do not want to increase HOA dues at this time. Once we have the results of the reserve study, we will reconsider this decision.
 - Natural area around the pool: It was agreed that treating and preparing this area for possible landscaping would be a costly endeavor. We will wait for the results from the surveys and reserve study before making a determination as to how to address this area.
 - Meeting with Web Administrator:
 - The following items will be changed, added and/or deleted from the website:
 - Addition: Information porthole for residents to obtain crime alerts and link to CMPD website for latest crime statistics in our area
 - Change: Split email communications for pool and social committees.
 - Addition: Network marketplace for residents who own businesses or work in commissioned sales; who have a desire to advertise through the community's website.
 - Addition: Photos and profiles of all BOD members.
 - Addition: Generation of a quarterly report to determine the number of hits we get on our website.
 - Addition: Link for residents to obtain monthly BOD meeting minutes.
 - Welcome Letter: Diane Krebs expressed a concern that she was recently called on to welcome a new family to the community and she did not have anything (not even the Welcome Letter) that we had discussed in the past to give to the family. Toni Emehel agreed to take on the task as part of the Communications Committee, which should be paired with the Newsletter Committee and under a separate budget from the Social Committee. The BOD agreed. Toni also discussed putting together a welcome

package that includes promotional materials and samples from residents in the community who own businesses or work on commissioned sales; and making the welcome packages available for real estate agents to pick up from a central location in the community.

Action Items

- Update community website per discussions above.
- Obtain estimates for engineering and reserve study.
- Order replacement pool furniture and auto cleaner.
- Obtain and review budget for Social Committee.
- Complete compilation of survey results.
- Fill vacant BOD position.
- Follow up on possible restrictive covenant violations noted above.
- Draft welcome letter and package for new residents.
- Establish budget for Communications Committee.

Next meeting scheduled for August 9, 2007