

**The Crossings
Home Owners Association Board Meeting
October 11, 2007**

Visitors

1 – Meeting with ARC candidate

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	
Ken Kauffman – Treasurer	X	
Carolyn Spellman – ARC Liaison		X

Meeting Agenda

- Review September Minutes
- Review Budget
- Finalize Pool Improvements Check List
- Interview ARC candidate
- Final decision on community signs
- Review / Discuss Pool Gate security options
- Action to Survey results
- Discuss option for lawn maintenance on foreclosures/rentals
- Xmas decorations at the monuments
- Discuss Reserve Study

Meeting Minutes

Board Actions

- None were reviewed during this meeting.

Budget Review

Review of the operating budget. There were no areas of concern.

Other Business

- September minutes reviewed and approved with minor changes.
- ARC candidate was not able to make the meeting. Thus, the interview will be rescheduled.
- The compilation of survey results is incomplete as Diane noticed 3 unopened envelopes holding uncounted survey results. Ken agreed to add the results to the ongoing spreadsheet and make the completed results available to the BOD and web administrator.
- On the issue of providing lawn maintenance on rental and foreclosure properties, it was generally agreed that this type of action falls outside of the scope of the HOA and could possibly result in adverse actions against the HOA for trespass. Therefore, the BOD and homeowners will have to rely on the powers of the City to issue violations for uncut grass that exceeds City standards. In addition, the BOD will follow up within the scope of its duties for all cases that are brought to our attention.
- We will not use wreaths to decorate the monuments this year as the ones we have to large and cover the lettering on the monuments. Thus, we will decorate the monuments with garland and lights. We may find some other use for the wreaths around the pool area.
- Reviewed recent information and options on pool access gate and noted that the quote was incomplete. Diane will follow up with vendor to get a complete quote.
- We recently received a quote for the reserve study and decided to move forward with it as it will greatly guide us in forecasting future costs for community maintenance, determining the need to increase HOA dues and give a realistic prospective on our current reserves.
- The BOD discussed items identified for improvement in the pool area, to include updating the kitchen area, replacing cabinets, adding shelving to storage areas to maximize available space and upgrading the restroom areas. It was agreed to move forward with obtaining estimates for such improvements.
- Signage: We are still waiting to hear back from the City on our permit application.
 - If approved, the sign will be pristine white and the back of the sign will read, "Thanks for visiting The Crossings."
 - In addition to new signage for the property, we are having custom bulletin boards made to replace the weathered sign outside of the restroom facilities.

Action Items

- Obtain full estimate for gate replacement and pool area improvements
- Determine complete tally of survey results
- Follow up with consultant to conduct reserve study company

Next meeting scheduled for November 8th, 2007