

The Crossings
Home Owners Association Board Meeting
November 8, 2007

Visitors

1 – Hearing Scheduled

Board Members	Attended Meeting:		Y	N
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Diane Krebs – President	X			
Jim Wilmoth – Vice President / Pool Liaison - via teleconference	X			
Toni Emehel – Secretary / Social Liaison				X
Ken Kauffman – Treasurer	X			
Carolyn Spellman – ARC Liaison	X			

Meeting Agenda

- Approve October minutes
- Discuss permits for community signs
- Final decision of reserve study
- Review quote for pool storage room renovation
- Review proposed 2008 budget
- Xmas decorations for monuments

Meeting Minutes

Board Actions

- The homeowner on the hearing schedule concerning a trashcan violation did not present for the hearing.
- October minutes not complete for review.
- Permit request for four community signs was returned for resubmission. Signs to be attached to the proposed new entrance gate do not require a permit. “Thank you for visiting The Crossings” signs are not issued permits by City Code Enforcement as they do not qualify as identification signs and have been referred to Charlotte City Planning Dept. for a sign flex option. The largest, message board sign must be relocated to community property not affected by city restrictions.

- Members voted unanimously to employ Reserve Advisors to conduct a reserve study deeming it a long term investment if not a legacy for future BOD's. Results of the spring 2007 survey suggests the addition of a community club house is desirable; is it a prudent decision? Suppliers and contractors have raised rates, but quarterly dues have not increased; is it in order to raise dues?
- Estimate from Home Care Handyman Services for painting, adding fluorescent light fixtures and coated wire shelving in the pool storage room was reviewed. Decision was made to have two more estimates reviewed before a final decision. Estimates for the kitchen renovation will follow storage room updates.

Budget Review.

- 2008 proposed budget to be reviewed individually and questions/changes submitted to the Treasurer who will combine them and communicate to Hawthorne for revisions.

Other Business

- Survey results will be posted to the web site by unanimous vote.
- Gravel aprons added to upgrade the walking paths is complete.
- Oasis Landscaping will reduce their December billing \$1,500 due to draught resulting in lack of turf to mow. BOD will review estimate for over seeding with draught resistant zoysia or Bermuda in March.
- Christmas decorations at the monument need to be upgraded.

Action Items

- Obtain two additional estimates for pool storage room renovation
- Review proposed 2008 budget with Hawthorne
- Call City Planning for sign flex option & City Code Enforcement regarding largest sign placement
- Secure two more estimates for pool storage room renovation
- Research monument Xmas decoration options.
- Call Reserve Advisors for meeting in December or January.

Next meeting scheduled for December 13th, 2007