

**The Crossings
Home Owners Association Board Meeting
January 8, 2008**

Visitors

None scheduled

Board Members

Attended Meeting: Y N

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 October and November minutes for approval
- Review latest Budget & Reserve Advisor results
- Review landscaping needs/drought; latest estimates
- Review laminate counter top and paint options for pool kitchen
- Review and discuss quotes for pool house upgrades & exterior repairs
- Review verbiage for revision of Article 7.08...vicious dog ban
- Review gate quote and discuss suggestions of Yahoo discussion group
- View sample of Welcome package

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

- October and November minutes reviewed and approved with minor changes.

- The BOD discussed items identified for improvement in the pool area, to include a number of areas in the kitchen and storages areas that were badly damaged due to excessive water and/or termite damage. It was agreed to move forward with repairing these areas. The BOD also decided on paint and countertop for necessary improvements in the kitchen and bathroom areas.
- The BOD reviewed the recent estimate presented by Oasis for landscaping on Erwin and Moss Roads. It was determined that we needed to get clarification from Oasis on quotes for irrigation systems in these areas and determine if adjustments are needed.
- The BOD discussed a plan of action to address a homeowner's request for reimbursement and/or replacement of dead trees in which the homeowner planted on community property without approval of the BOD and/or the existence of an encroachment agreement. It was determined that the dead trees would be removed and the homeowner was not due reimbursement nor access to HOA funds to plant trees for the sole benefit of providing privacy to the homeowner. If the homeowner desires such privacy, the homeowner will need to plant the trees on property owned by the homeowner. .
- Our resubmitted permit for community signage is waiting approved by the City.
- The BOD discussed adding a tab on the community website entitled, "News and Events" to keep homeowners abreast of news and events affecting the community. Information will be posted on the website as it becomes available to the BOD.
- The BOD discussed recent attacks on the character of the BOD by members of the yahoo discussion group along with the unreasonable expectation by some members that the BOD is obligated to respond in the group forum. It was decided that the BOD members would terminate membership to the group to reduce the expectation of BOD members in this particular forum.
- The BOD discussed a recent request from the Safety Committee Chair to address homeowner concerns regarding the gate to the pool parking lot being closed. It was identified that the whole reason the gate remains locked is based maintaining the safety of community property. Thus, the BOD decided to turn the issue over to the Safety Committee for resolution. Keys will be made available to the Safety Committee, so that a rotation team can be put together to keep the entrance gate open during daylight hours and locked after dusk.
- Our next meeting falls on February 14th thus it was agreed that we will move the meeting to February 12th and invite the Safety Committee Chair and members to join us so that we can get an update on establishment of community crime watch programs and cast vision for 2008.
- The need to prioritize pool repairs is a must at this time due to the mounting costs. The cost to patch areas is costly enough that we need to consider a complete resurface to alleviate the need to patch additional areas in the next year or two. The BOD decided to get an additional estimate for resurfacing the pool and other repairs/improvements and prioritize these items once the estimates are received.
- The BOD reviewed local City Ordinances in conjunction with our CCRs on the issue of vicious animals and determined that our CCRs mirror the ordinance, therefore there is no need to change the language of the CCR on this issue at this time. It remains the homeowner's responsibility to contact Animal Control and/or call 311 to report issues of concern with regard to vicious dogs, pets or other animals in the community.

- The BOD reviewed desired items to be included in a welcome package for new residents. It was determined that most if not all of the information was redundant of information included on the community website. Thus, it was decided that the BOD will create a custom “Welcome to the Community” card that will be mailed to new homeowners.
- The BOD heard from the Social Committee Liaison regarding events slated for the 2008 calendar year. Outside of the usual Easter, pool opening and closing events, the committee recommended the addition of adding activities for preschoolers (crafts and story time); a Spring progressive dinner, family movie nights at the pool, adult happy hours (evening swims once a month) and a girls night out event. Events will be discussed in greater detail as they come up on the calendar.
- Results from the reserve study are in. Each BOD member will review the results and make comments on items that need further clarification in the next few weeks. There are only 2 notebooks that will be passed among the BOD members for review.
- BOD members discussed the upcoming newsletter and articles that would be represented. Diane agreed to do an article updating the community on the progress of street light installation in the subdivisions; Ken agreed to do an article on landscaping and Jim agreed to do an article on the pool and tot lot preservation/upgrade efforts. Carolyn has already prepared an ARC article for the newsletter.

Action Items

- Obtain additional estimate for pool area improvements
- Follow up with Oasis on the landscape estimate
- Send invitation to Safety Committee Chair for February 12th meeting
- Create “welcome” card for new homeowners

Next meeting scheduled February 12, 2008