

The Crossings

Home Owners Association Board Meeting

September 13, 2007

Visitors

- 2 – Hearing Scheduled
- 1 – Meeting with a homeowner to address community related concerns

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 / Landscape Liaison	X		
Carolyn Spellman – ARC Liaison			X

Meeting Agenda

- Review Budget
- Finalize decision on community signs
- Discuss reserve study
- Review survey results
- Discuss Article 7.08B,..."The Board may adopt Rules and Regulations...pets"
- Review monument landscaping needs for fall

Meeting Minutes

Board Actions

- Six violation notices were sent to a community homeowner, who presented at the schedule hearing and promised to comply with the community's restrictive covenants as it relates to parking commercial vehicles on his property.
- The 2nd homeowner on the hearing schedule concerning a trashcan violation did not present for the hearing.
- A homeowner presented before the board to discuss concerns regarding continuous presumed violations by a neighboring property. The BOD reviewed the restrictive covenants with the homeowner to ensure that we were all on the same sheet with regard to the powers of the BOD to address certain matters. The BOD agreed to

partner with the homeowner to address issues of concern that fall within the scope of the community's restrictive covenants.

- The homeowner also had a concern about speeders on Moss Rd. The homeowner reported that she spoke with our local city councilman who informed the homeowner that the BOD should initiate a petition with the City to have speed bumps put on Moss Road. The homeowner was assured that this too is a concern of the BOD and that we have been in contact with CMPD to have the speed trailers put on Moss Rd. for enforcement of the speed limit. We also informed the homeowner that ANY homeowner in the Crossings would be within their rights to petition the City to install speed bumps along Moss Road. Measures of this nature fall outside of the scope of the BOD.

Budget Review

Review of the operating budget indicated two areas of concern.

- Charges for Gate Latch in the amount of \$260 posted 8/20/07 by Carolina Pool Management
 - Concern: No one on the BOD recalled a new gate latch being installed by Carolina Pool Management. We also were under the impression that charges for new firelocks and installation had already been charged to our account.
- Charges for Aug. Maintenance in the amount of \$30.80 posted 8/29/07 by Hawthorn Maintenance
 - Concern: None of the BOD members knew what these charges were for.
- Charges for Pad Locks in the amount of \$413.92 posted on 8/31/07 by LocDoc, Inc.
 - Concern: No one on the BOD recalled any pad locks being installed by LocDoc.
- Charges for Dog Walk in the amount of \$175 posted on 7/13/07 by Gerald Voiles
 - Concern: This charges appear additional to the regular charges for emptying the pet waste containers.

Diane Krebs will follow up with Hawthorne Management to determine the validity of these charges.

Other Business

- Survey Results: Survey results were reviewed.
 1. By and large, the results reflected that homeowners are generally satisfied with the level of communication by the BOD and subcommittees.
 2. The majority of homeowners who responded did not want to play an active role in the community by volunteering for one of the subcommittees or becoming a board member.
 3. The majority of homeowners who responded would like to improve the Crossings by adding a community clubhouse.

4. The majority of homeowners who responded would not like for the community HOA dues to increase.
 5. The majority of homeowners said that they would not use a bark park if the community had one.
 6. The majority of homeowners said that they would not use a basketball court if the community had one.
 7. The top 3 holidays for community events were: Labor Day, Memorial Day and July 4th.
- Welcome Letter: The welcome letter is complete. However, we need to get copies of the community maps to include in the welcome packet. Toni will also explore avenues for getting the packets put together by an outside vendor.
 - Ban on Vicious Dogs: There is a consensus that we need amend the restrictive covenants to include some restrictions on vicious pets (i.e. dogs, reptiles, cats etc...). Toni will take the lead in drafting the language for this for the BOD to consider.
 - Signage: Members of the BOD met at the pool area along Moss Road to visualize the proposed street side sign. Based on the measurements and lettering the proposed sign dimensions should add to the appearance of our community.
 - Along these same lines, the BOD has decided to upgrade the gate leading into the parking lot. Based on the value and character of the community, the gate needs to be updated to match the pool gate and fencing.
 - We also discussed the condition of the kitchen at the pool and the fact that the cabinetry is falling apart. We will look into renovations to maintain the value of this building on the community's common area.

Action Items

- Obtain estimates for gate replacement and kitchen renovations
- Review items of concern on the budget with Hawthorne
- Draft language concerning vicious pets for covenants
- Determine action plan based on survey results
- Complete welcome package for new residents
- Follow up on locating a reserve study company

Next meeting scheduled for October 11th, 2007