

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

**Visitors**

Janice Cook  
Dave Willard  
Patrick Dugan  
Kevin Silver  
James Cook  
Joe Jones

<b>Board Members</b>	<b>Attended Meeting:</b>	<b>Y</b>	<b>N</b>
----------------------	--------------------------	----------	----------

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**

- Homeowner hearing
- Review budget
- Review mailing for lawn maintenance
- Review details of petition for locked mail boxes
- Discuss inquiry by an HVAC owner to advertise in our newsletter
- Review photos and report of destruction of wooded area by youths

**Meeting Minutes**

**Board Actions**

- There was one hearing scheduled in which the homeowner did not show. A follow up letter will be sent.

**Budget Review**

Review of the operating budget. We need to look into the \$300 petty cash reserve (what is it for?) and possibly have it moved to the working capital.

**Other Business**

-There was a pump to malfunction that was blowing sand into the pool. Jim has been in contact with CPM and the problem is being resolved. The pool will be vacuumed and we are still on schedule to open the pool on the 17<sup>th</sup>.

-HVAC company is interested in advertising in our community newsletter. The BOD agreed to a \$25 fee for advertising of business owners who do not live in the community.

-A homeowner recently contacted Hawthorne on the direction of the BOD to learn the requirements for getting the CCRs changed to allow for the lockable mailbox that she desires. It was determined that the community atty would have to draft the petition documents and other filings associated with same. The fee would be borne to the community. Considering that this is the request of one homeowners, it is not just that the entire community pay legal fees (by way of HOA funds) to fill this homeowner's request. Thus, unless the homeowner wants to incur the legal fees (advance paid) for the petition request, it may be best that she submit an ARC approval request for the mailbox she desires. Jim will follow up with the homeowner on this request.

-There has been some vandalism on common property. Apparently, some youth have cut down some trees and made a hang out area near the creek. The BOD will consider drafting a letter regarding many issues affecting the community to include vandalism, illegal motorized vehicles on sidewalks, roads and walking trails; dumping, clogging the creeks and possibly post NO TRESSPASS signs in the affected vandalism area.

-The BOD discussed having CPM open and close the security gate during the summer months.

-There was some vandalism to the tot lot that was removed before the safety committee was able to take photographs and make a report. Because of the nature of the equipment, it can't be painted. However, someone put plaster over the vandalized areas.

-A homeowner indicated that they would like to see 4-way stop signs at all the subdivisions on Moss Rd. It would require signatures of 60% of the homeowners and the signature of 1 BOD member in order to petition the City. (Of note: before any BOD member could sign on behalf of the BOD, there would have to be a quorum agreement with this undertaking.)

-A homeowner had a concern that Stone Ridge subdivision monument was being discriminated against by the landscapers in that it never gets the plantings that other monuments get. The BOD responded that part of the reason is that the water meter had been turned off by the City and there were some difficulties in getting the meter turned back on. Seven gallon rose bushes were ordered to be planted at the monument as the homeowner was dissatisfied with the size rose bushes that the landscapers initially installed.

#### **Action Items**

- Follow up with Hawthorne on petty cash issue
- Follow up with homeowner on mailbox issue
- Follow up with general letter on issues affecting the community
- Follow up on vandalism cleanup-signs
- Follow up with CPM on security gate

Next meeting scheduled June 3, 2008