

**The Crossings
Home Owners Association Board Meeting
July 10, 2008**

Visitors

Frank Gibbs
Kevin Silver
Dave Willard

Board Members	Attended Meeting:	
	Y	N

Toni Emehel – President / Social Liaison	X	
Jim Wilmoth – Vice President / Pool Liaison	X	
Diane Krebs - Secretary / Landscape Liaison	X	
Val Clay, Jr. – Treasurer	X	
Carolyn Spellman – ARC Liaison	X	

Meeting Agenda

- Election of Officers and Sub Committees
- Review Budget
- Discussed acquisition of funding for Moss Road streetlights
- Interviewed ARC candidate

Meeting Minutes

Board Actions

- The meeting was called to order then announced that the BOD would immediately adjourn from open session to a closed session as was announced at the Annual meeting [election of officers] and on the HOA web site. A homeowner attendee asked permission to pose a question and was accepted. Objection was raised to the BOD’s right to conduct a closed meeting describing the BOD’s actions as “secretive”. The homeowner was advised that election of officers and financial matters are a closed session topic and previously announced to which argument ensued. The resident continued expressing his displeasure with the BOD’s decision to convene in a closed executive session.

There motion to adjourn the open session and reconvene in a closed executive session was confirmed, seconded and the BOD voted unanimously to reconvene in a closed session. With some hesitation, all visitors were asked to leave. One homeowner continued with bantering and criticism of the BOD, at which time all visitors were reminded that attending homeowners are not allowed to participate in discussions at BOD meetings. Their presence is that of observers only. Visitors were again asked to dismiss themselves, which they did after threatening to inform the community of the BOD's inappropriate and deceitful conduct.

- After a concerted effort to recruit volunteers for the Architectural Review Committee, resident Frank Gibbs stepped forward and met with BOD members ensuring that we have met and discussed the role of ARC and a members participation.
- After welcoming Val Clay, Jr., newly elected BOD member, proceedings began to nominate and elect officers. Toni Emehel was nominated as President and motioned for approval by all other members. Following was nomination that Jim Wilmoth remain as Vice President and again motioned by all members. Quorum vote placed Diane Krebs as Secretary and Landscape Liaison, Val Clay, Jr. as Treasurer and Carolyn Spellman remain as ARC Liaison.

Budget Review

Review of the operating budget indicated areas of concern.

- Two charges from Piedmont Natural Gas were unidentifiable listing a non-Crossings address. Inquiry and research with Hawthorne will follow to correct and reverse if in order.
- Charges for AT&T services for the land line at the pool house. After explanation of the necessity of the phone for emergency calls, it was agreed that the charge seemed excessive and follow up will determine if it includes long distance service which is not needed. Eliminating long distance should reduce the monthly charge. Inquiry and research to follow.
- A review of our current Reserve in conjunction of our Reserve Study combined with the necessary renovation of the pool this year, gave cause for discussion of raising homeowner dues. It was recognized that dues have remained stagnant since the inception of the development despite escalating inflation.

Other Business

- Acquiring funding for Moss Road Streetlight project:
 1. Reviewed July 10th letter from Duke Energy outlining the final phase of the project followed by discussion that the project is subject to homeowner notification and majority approval. Prior conversation with Hawthorne discovered that 51% approval is needed to initiate the project.

2. Reviewed the March 26, 1998 letter mailed to homeowners for the sub division streetlight project for content details so that nothing is overlooked.
 3. Considered options on how to achieve a 51% homeowner approval for the project. Listed “features and benefits” to overcome objections of a \$100,000 project.
 4. Hawthorne has already agreed to assist in tracking the mail-in ballot results and the BOD can assist by door-to-door vote collection.
- Given the accusation at the opening of the meeting that the BOD is “secretive” the non-agenda topic of publishing Meeting Minutes was agreed to discuss. The BOD noted that there are few guidelines governing the use, access and publishing of board meeting minutes. Of note: there is NO requirement of the BOD to publish board meeting minutes. There only requirement is that the secretary maintain such. However, the BOD voted unanimously to continue to publish meeting minutes on the community’s official HOA web site in support of the majority of residents that expressed their confidence in the BOD with votes cast at the June elections.
 - The BOD discussed the different communication mediums used in the community and acknowledged that the BOD will respond to homeowner inquiries that are submitted through proper channels (i.e., direct contact, direct email, email transmitted through the official HOA website, communications transmitted through Hawthorne Management). Response to inquiries by board members through any other medium shall be deemed a “personal” response, neither supported by the collective board nor deemed the official response and/or view of the collective Board.
 - The BOD discussed recent concerns reported by lifeguards that a homeowner may be bringing alcohol into the pool area. This has been a suspected behavior since the prior pool season. While no accusations will be made, a letter of inquiry will be sent to the assumed homeowner.

Action Items

- Review items of concern on the budget with Hawthorne
- Draft letter to homeowners announcing the Moss Road streetlight assessment
- Contact Tim Seller’s via Hawthorne to prepare a voting ballot for Moss Rd. assessment
- Contact Frank Gibbs with approval as ARC member
- Draft inquiry letter to homeowner regarding pool rules and the use/consumption of alcohol in the pool area.

Next meeting scheduled for August 14th, 2008