

**Crosswoods Homeowners Association
Board of Directors Regular Session Meeting
Wednesday, August 28, 2013 at 6pm - Crosswoods Meeting Room**

I. Preliminary

- A. Call to order at 6:00pm
- B. Roll Call.
 - i. Present: Ms. Childers, Mr. Ogden, Mr. Leach, Ms. Hauge and Mr. Straub.
 - ii. Others Present: Mr. Schorno and Jaz Tuala.
 - iii. Members Present: Ken Lake, Jerry Zacks, Jeff Newbold, Bob Loose, Lisa Swanson and Gordon Wolfe.
- C. Members Forum - Limited to 3 minutes per owner.
- D. Consent Calendar - **No Consent Calendar.**

II. Minutes

- A. Board Minutes for July 24, 2013

Motion #1 by Mr. Ogden: Approve the July 24, 2013 regular board meeting minutes as submitted. Seconded by Mr. Straub and unanimously approved.

- B. Committee Minutes - The following committees met in the month of August and their reports were reviewed by the Board.
 - i. Landscape Committee - 08/13/13. No comments.
 - ii. Pool Committee - 08/19/13. No comments.
 - iii. Finance & Insurance - 08/21/13. No comments.
 - iv. Neighborhood Watch Committee - 08/14/13. No comments.
 - v. RV Lot - No minutes submitted.

III. Financials / Reports

- A. Treasurer's Report
 - i. Ms. Hauge reviewed the Financials and late list for July. The Association's cash position at the end of July is good.
- B. General Manager's Report
 - i. Board agreed to close the Retreat pool and San Jacinto Pool after the Labor Day weekend. The Main pool will remain open as weather permits.
 - ii. Dry out areas throughout the community have been identified. These are areas that are distressed and are difficult to maintain. The conversion of these areas will fit into the natural motif.
- C. Work Order Report
 - i. Reviewed with no comments.

IV. Old Business

- A. Director Vacancy Appointments
 - i. Several owners submitted their names for consideration by the Board.

Motion #2 by Mr. Ogden. Allow the membership to elect new directors during the Annual Meeting in November. Seconded by Mr. Leach and unanimously approved.

- B. 6804 Madrea Court - Oak Tree in Rear Deck

Motion #3 by Ms. Hauge. Proceed with the removal of the oak tree within the deck of 6804 Madrea and repair the deck. HOA shall assume all costs associated with the tree work and repair to the opening of the deck. Seconded by Mr. Ogden and unanimously approved.

V. New Business

- A. Landscape Application 1569

Motion #4 by Ms. Hauge. Approve application 1569 as recommended by the Landscape Committee. Seconded by Mr. Straub and unanimously approved.

B. 2014 Proposed Annual Budget

- i. F&I Chair, Ken Lake reviewed the submitted draft of the 2014 budget and explained the committee's recommendations.

Motion #5 by Mr. Ogden. Approve the 2014 Annual Budget, reducing the reserve contribution by \$21k and keeping the monthly assessment at \$368/month/unit. Seconded by Mr. Straub and unanimously approved.

C. Proposed Insurance Broker of Record Change

Motion #6 by Mr. Leach. Approve Paul's request to appoint Interwest Insurance the new Broker of Record for Crosswoods. Seconded by Mr. Straub and unanimously approved.

D. 2013-14 Annual Insurance Assessment

Motion #7 by Mr. Ogden. Approve the F&I committee's recommendation to assess each owner, for the 2013-2014 Master Insurance Premium, \$294.00. Seconded by Mr. Straub and unanimously approved.

E. Annual Meeting Timeline

- i. Annual Meeting Date and Location

Motion #8 by Mr. Straub. Set the Annual Meeting for Tuesday, November 19th and shall be held at the Citrus Heights Community Center. Seconded by Mr. Ogden and unanimously approved.

- ii. Appoint Inspector of Election

Motion #9 by Mr. Ogden. Appoint Mr. Schorno as the Inspector of Elections for the Annual Membership Meeting and Election. Seconded by Ms. Hauge and unanimously approved.

- iii. Candidate's Night Meeting Date and Location

Motion #10 by Ms. Hauge. The Candidate's Night shall be held on Thursday, October 17th in the Crosswoods HOA meeting room. Seconded by Mr. Leach and unanimously approved.

- iv. Record Date for Voting Eligibility

Motion #11 by Mr. Ogden. Set the deadline for voting eligibility for November 1, 2013. Seconded by Ms. Hauge and unanimously approved.

F. Reimbursement Application – 6421 Monteverde

- i. The new owners have submitted a request for reimbursement of fees paid to expedite repairs to a unit due to new lender requirements. Previous Owner and New Owners split the cost of the repairs equally.

Motion #12 by Mr. Ogden. Reimburse Ms. Swanson, new owner, \$813, half the amount that was assessed, for repairs to the building that were completed by the Association. Seconded by Ms. Hauge and unanimously approved.

G. Neighborhood Watch Signs

Motion #13 by Mr. Ogden. Approve the allocation of \$1,000 for the Neighborhood Watch Signs. Seconded by Mr. Leach and unanimously approved.

H. Rental Applications 2013-21 and 2013-22

Motion #14 by Mr. Ogden. Approve application 2013-21 and 2013-22. Seconded by Mr. Straub and unanimously approved.

Adjourned at 7:05pm.

Respectfully submitted,

Red Straub, Secretary

Date of Approval

Bernida Childers, Board President

Date of Approval

Approved