

**CROSSWOODS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 25, 2008**

MINUTES

I. Call to Order

- A. The meeting was called to order at 6:00pm by President Crandell.

II. Roll Call

- A. Present: Jodie Crandell, Leslie Lake, Alan Leach, Faryn Milan, Dee Natter, Chuck O'Bear and Gene Schrepel.

Manager Mike Wolcott

- B. Absent: Lynda Culp

- C. Homeowners Stan Spalding, Diane Spence, Sarah Martin, Christine Rehberg and Janet Feaver were in attendance.

III. Members Forum

- A. Christine Rehberg inquired if the board had received her letter. Jodie Crandell informed her that the document was in the board packet and it had been reviewed.

IV. Approval of Consent Calendar

- A. Gene Schrepel asked for history of the ABS pipe reimbursement program. Stan Spalding had the following information: The net after attorney's fees collected for ABS pipe deficiencies was \$10,800. The amount paid out as of the end of 2007 was \$41,720 as part of a larger settlement amount for several different items. The F&I Committee has concluded that it is time to shut off these reimbursements after the payment to Mr. and Mrs. Bryson and transfer the balance in the overall settlement account to concrete reserves. This would eliminate the account altogether, ending the possibility of further payouts for this item. The committee further suggests that this decision be memorialized in the Reporter. Stan Spalding will write the article. Mike Wolcott and Stan Spalding will write a summary of the lawsuit.

The Consent Calendar, consisting of the following items, was approved unanimously.

- Summit Roofing contract #4833 for \$530
- Action Asphalt contract for \$10,770
- ABS reimbursement \$2,995 Bryson

- Denied ABS pipe reimbursement Ditzen.
- Terminate ABS pipe reimbursement program and transfer \$14,800 balance to concrete replacement category.
- Approve Wayne Wilcox as new member of the Architectural Control Committee.

V. Approval of Board Minutes

- A. May 28, 2008 Regular Session
Jodie Crandell made some minor changes. The minutes were approved as amended.
- B. May 28, 2008 Executive Session
The minutes were approved as submitted.

VI. Treasurer's Report

- A. May, 2008
Stan Spalding reported on significant variances to budget and their causes. Mike Wolcott will report on the cause of the year to date negative figure in the net income line of the income/expense line.

VII. President's Report

- A. President Crandell reported that we are now providing an improved drinking water source for our employees while they are on the job. Igloo coolers will be provided for each truck and the employees who aren't near a truck will obtain their drinking water from bottled water supplied by Crosswoods.

VIII. Committee Reports

- A. Finance and Insurance Committee
1. June 18, 2008
Stan Spalding reported that the June 18 minutes had been covered under the Consent Calendar.

Stan also reported on the conclusions drawn by the Turf Care Committee. It is clear that the turf care function is less expensive if maintained as a direct Crosswoods function with our own employees. In addition, the service level and responsiveness provided by an on site crew is a benefit. Finally, a full time landscape crew would continue to be maintained although smaller even if turf care was outsourced. Jodie thanked the committee.

Stan recommended that the Ad Hoc Committee for Turf Care be disbanded as the assignment is complete.

On a motion by Alan Leach, seconded by Dee Natter and unanimously passed by directors present, the Ad Hoc Committee for Turf Care was disbanded with the thanks of the Board of Directors.

- B. Architectural Control Committee
 - 1. June 3, 2008
The June 3, 2008 minutes were accepted.
 - 2. 6944 Toluca bedroom extension
The homeowner has not provided plans as Mike Wolcott requested. The issue is closed until further contact from the owner.
- C. Landscape Committee
 - 1. June 10, 2008
The June 10, 2008 minutes were accepted.
- D. RV Committee
 - 1. None Submitted
- E. Pool Committee
 - 1. June 4, 2008
The June 4, 2008 minutes were accepted.
- F. Neighborhood Watch Committee
 - 1. None Submitted

IX. Old Business

- A. Action Items
The action items list was reviewed and completed items were deleted.
- B. RV Lot Facilities Storage
Gene Schrepel discussed progress on the storage building.

Myron Taylor delivered drawings to the city. The city needs some additional dimensions which will be provided. \$6250 is available in the 2008 budget for the project. Labor can be provided by our own personnel during regular hours when permitted with overtime budgeted or through additional outside assistance. Our crew is preferred. Wayne Wilcox believes that the existing ramada structural beams can be utilized. Stan stated that the job initially was priced at \$17,000 and was then reduced to just materials. The estimate of hours is one person for 4 weeks. Gene Schrepel and Mike Wolcott will work on an analysis of staff and funding.

- C. RV Lot Agreement and Release

On a motion by Dee Natter, seconded by Chuck O’Bear and unanimously passed by directors present, the RV Lot Agreement and Release was conditionally approved pending review and approval by attorney Rod Baydaline.

D. CC&Rs

On a motion by Dee Natter, seconded by Faryn Milan and unanimously passed by directors present, the approval period for the revised CC&Rs and Bylaws was extended to September 15, 2008

Jaz Tuala will summarize who hasn't voted.

E. Turf Care Analysis

This was discussed under F&I Committee.

F. Road Safety Issues

Jodie has not yet been able to talk with the representative from Citrus Heights.

G. 2008 Annual Meeting and Director Election

Alan Leach has agreed to chair this committee. Jodie will provide documents for Alan to review.

H. Paint Season

The painting schedule is being met.

I. Employee Parking

A discussion was held about employees parking other than in the RV lot except for those who are drivers of our trucks. The switch will be encouraged and it will become a requirement as the new facility is built. In addition it was requested that when our employees do park in the community it should be on the circle rather than in guest spots.

J. No Soliciting Signs

Manager Mike Wolcott brought a sample sign to the meeting. Chuck O'Bear advised that the sign may have to have a code section on it. Wolcott will research and report.

K. Collections

On a motion by Faryn Milan, seconded by Leslie Lake and passed unanimously by directors present, liens were authorized for 7052 Lompoc Court and 6905 Monticello Court.

X. New Business

A. Vacant Director Position

Wilma White has resigned her seat on the board. The directors will consider the merits of appointment versus election of a successor and decide at the July board meeting.

B. Appoint Secretary

On a motion by Chuck O’Bear, seconded by Faryn Milan and passed unanimously by directors present, Leslie Lake was appointed Secretary.

C. Dumpster For Clean Up

The date for the clean up dumpster will coordinate with National Night Out.

D. National Night Out

Crosswoods celebration is set for September 4 at 6:00pm to 8:00pm. Leslie Lake will oversee the night out preparations and contact volunteers.

E. Solar Tubes and Skylights Waiver Duration

A discussion was held about whether or not a waiver signed by an owner regarding any damage a Solatube might cause is permanent or ends when the next re-roof occurs. Since the roofer will not take responsibility for the Solatube, the waiver stands indefinitely. The management office will insert this fact into any correspondence from Crosswoods at sale of a home.

A discussion of ramadas and their maintenance by future owners will be conducted at the July Board meeting.

XI. Manager’s Report

Dee Natter extended her thanks for the initiative which resulted in the office receiving no cost internet service.

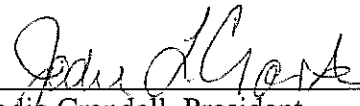
XII. Correspondence

President Jodie Crandell advised homeowner Christine Rehberg that her correspondence will be thoroughly reviewed by the Board of Directors. Ms Crandell asked the Board to let Mike Wolcott know if the second hand smoke issue should be added as an agenda item in the future.

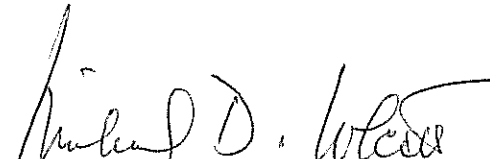
XIII. Adjourn

The meeting was adjourned unanimously at 7:50pm.

Respectfully Submitted,



Jodie Crandell, President



Michael D. Wolcott, PCAM, CCAM
Association Manager