

**CROSSWOODS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 23, 2017  
CROSSWOODS MEETING ROOM**

**I. PRELIMINARY**

- A.** Director, Rollie Morshead, called the meeting to order at 6:00 p.m. He announced that former Board President, Richard Ashby, had resigned earlier that day for health & family reasons & that he had been elected the new president of the Crosswoods HOA Board of Directors.
- B. Directors' Roll Call:** President Rollie Morshead; Vice President, Sherry Firehock; Treasurer, Margarita Orozco; Secretary, Judy Childress; Director, Rudy Di Massa  
Director Absent: Don Dillon  
Staff Present: Denice Duncan & Mike Pendleton  
HOA Members Present:  
Dagmar Hotel: 6908 Vera Cruz Court  
Sandy Riggs: 6918 Vera Cruz Court  
Teri Todd: 6804 Castillo Court  
Bob Acrea: 6903 Toluca Lane  
David Doubledee: 6911 Vera Cruz Court  
Judy Shepherd: 7059 San Jacinto Court  
Connie Albright: 7054 San Jacinto Court  
Rita O' Bear: 6503 Amado Court
- C. Members Forum:**
- a. Rita O' Bear complimented acting General Manager, Denice Duncan, & hopes that she will remain in the Crosswoods office as the HOA transitions to a management company for some of its services. She then commented that Mike Pendleton is also doing a fine job.
  - b. Landscape Committee Chairperson, Bob Acrea, asked the Board if they had received & read his letter regarding the "standard of landscape care" to be maintained by any management company retained by Crosswoods. He asked that the Board use his letter as a basis for questions to be asked of perspective management companies during interviews. He was assured by Board members Rollie Morshead & Judy Childress that the Board had received & read his letter & that it would be part of the management company interview process.
  - c. Connie Albright was concerned about the hiring of a professional HOA management company. She asked that the Board consider allowing Ms. Duncan & Mr. Pendleton the opportunity to manage Crosswoods before hiring a professional management company.

- d. Naomi Hauge requested that the Board have an informational meeting for all homeowners to update residents as to why the Board is considering professional management of the Crosswoods HOA. She was concerned about our current employees & also wanted to know at what stage was the 2018 HOA budget development.

**II. CONSENT CALENDAR:** All Consent Calendar items were approved

- A. July 11, 2017 Landscape Committee Minutes
- B. July 19, 2017 Finance & Insurance Committee Minutes
- C. Landscape applications #1693, #1694, & ##1695

**III. DRAFT MINUTES:**

- A. July 26, 2017, Board of Directors Meeting Minutes were reviewed. It was suggested; that the word “unexcused” be removed from Director Rudy DiMassa’s absence from that meeting. **MOTION #1: By Judy Childress to delete the word “unexcused” from the minutes & then approve the minutes as presented. The motion was seconded & passed unanimously.**
- B. Reviewed: August 8, 2017 Landscape Committee minutes draft
- C. Reviewed: August 16, 2017 Finance & Insurance Committee minutes draft

**IV. HOA REPORTS:**

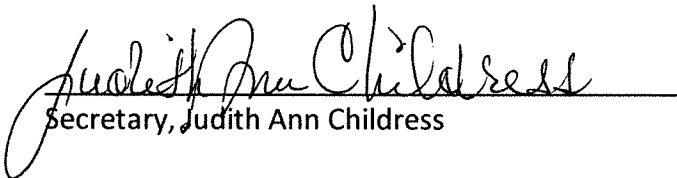
- A. Manager’s Report
  - a. The “Action Asphalt” driveway replacement contract has been postponed but driveway & walking path trip hazards will continue to be repaired.
  - b. 2017 Landscape repair work orders are reduced from 2016 levels due to all water & irrigation issues being immediately texted to Mike Pendleton. This has also lessened irrigation water waste due to faster response times.
  - c. Home rentals are currently at 79. The maximum allowable limit is 90 homes (20% of HOA homes)
- B. July Work Order Update for both Facilities & Landscape maintenance: There was no discussion.
- C. Treasurer’s Report
  - a. Margarita Orozco reported that replacement reserves over \$500,000 that are not currently in CD’s need to be invested.
  - b. An investment subcommittee composed of F&I Chair Lutz Engleman, & committee member Nancy Warden, has been formed to work with HOA Treasurer, Margarita Orozco, to determine the best CD in which to invest the \$500,000.

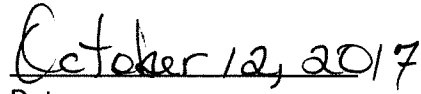
V. OLD BUSINESS – None

VI. NEW BUSINESS

- A. Updated Landscape Alteration Application Forms: After a brief discussion:  
**Motion #2: by Judy Childress to approve the new Landscape Alteration Application Forms as submitted. The motion was seconded & passed unanimously.**
- B. F&I Committee Member Recommendation: Homeowner Linda Rocket has been recommended to the Board of Directors by the F&I Committee to fill their current vacancy. **Motion #3: By Margarita Orozco to accept the F&I recommendation to appoint Linda Rocket as a new committee member. The motion was seconded & passed unanimously.**
- C. Thank you letter to West Coast Arborists: Board Secretary, Judy Childress requested the Board's permission to write West Coast Arborists a "thank you" letter on behalf of Crosswoods HOA for their excellent work of pruning the heritage oaks along the east wall of Crosswoods as well as the removal of the enormous trunk left when that particular heritage oak fell in last winter's storms. **Motion #4: By Rudy Di Massa to authorize Judy Childress to write a letter of appreciation to West Coast Arborists on behalf of the Crosswoods HOA Board of Directors for their excellent tree care & respect for our property during their 2-week maintenance project. The motion was seconded & passed unanimously.**
- D. Lot #395 Pre-Lien: **Motion #5 by Rudy Di Massa to approve authorization of the pre-lien of HOA lot #395. The motion was seconded & passed unanimously.**

VII. **ADJOURNMENT:** With no further business to come before the Board, the meeting was adjourned at 6:52 p.m. for Executive Session.

  
Secretary, Judith Ann Childress

  
Date