

3/8/22 Crosswinds HOA Meeting Minutes

The meeting convened at 7:00 p.m. via Zoom. Attending were Board Members: George Martin, Judy Shreve, Wade Harris, Rita Williams, Nathan Bales, Phil Triece, and Jim Desnoyers; and Dale Ward (CEPCO) & Laura Triece, secretary.

Management: Dale: Financials – discussed Balance Sheet as of 2/28/22, Income Statement, Accounts Receivables and 2022 Budget. Phil noted four pipe/drainage projects likely to be billed in March totaling over \$38,000. George noted over \$60,000 soon to be reimbursed to HOA from foreclosed Seabuoy lot sale. Wade recommended waiver of \$20 late fee of resident, who attempted to pay, and failed due to communication problem. Passed unanimously.

Communications: Discussion of Jim’s proposal to go only e-mail on resident notifications. After discussion and concern over legal issues, Jim dropped the idea due to opposition from majority of Board. Updating and more comprehensive resident e-mail list was action Jim was to undertake. Wade to contact Brian Tucker, our website host, about updates to site and billing since he is no longer an owner in Crosswinds (sold in 2021).

Drainage: Phil noted completion of pipe replacement project at 4722 Crosswinds Dr (by owner) and two final pipe replacements by HOA last week (4720/4722 Crosswinds Dr, \$11,000; & near front entrance, \$9,000. Two projects of Joint Drainage Committee of which Crosswinds pays 65% will begin this month: clearing the 36” pipe at Downrigger Dr (our share \$14,000+) and the ditch rehab at 4718 Crosswinds Dr (our share \$4,000+). Jim discussed need for current level of pond maintenance/inspections. Feedback from other Board members was overwhelmingly pleased with condition of ponds with new contractor (and positive feedback from residents) and therefore, Board was in favor of staying with setup with current contractor.

Landscaping: Rita noted new pine straw just put out. Jim brought up “O” on south entrance sign not quite straight. Nathan defended work of contractor and no need to call him back for small item given work he’d done for the price.

Architectural: Judy & Wade noted 4716 Rushing Drive request for solar panels on roof, which would face rear of lot and not be visible from street. After discussion, unanimously approved. George brought up putting two benches at pond with plaques for two deceased residents. Phil concerned about decision on plaques now, and suggested getting costs, and options for the benches for next meeting. Nathan noted several good bench types at nearby park, and he will work with George to come up with ideas, costs, and photos of benches to consider.

Old Business: George brought up idea of dropping dues \$10 since major drainage costs are now behind us (for later discussion on budget). Wade updated on 5805 Seabuoy Cr progress on getting lot sold. Our attorney sent out letter to owner for \$60,373 money owed, to be paid within 15 days. If not paid, it goes to Commissioner for sale, to be listed in MLS with foreclosure upset process (contract can be upset within 10 days with 5% higher offer). Owner can still pay off debt and retain property if done before closing. (No new business.)

Next meeting will be May 10th at 7:00 p.m. at Phil’s house (in person unless conditions change).

Meeting adjourned at 8:25 p.m.

Respectfully submitted by Laura Triece