

CROSSCREEKS OWNERS ASSOCIATION

2022 Annual Meeting Minutes

June 9, 2022

Minutes of the 2022 Annual Crosscreeks Owners Association, Temperance, MI, held at the Bedford Public Library Community Room, 8575 Jackman Road, Temperance, MI, at 6:00 PM on June 9, 2022.

I. CALL TO ORDER

Board member, Michelle Jaworski called the meeting to order.

II. ROLL CALL OF OFFICERS

Officers present are as follows:

Michelle Jaworski, President

Cheryl Griffin, Treasurer

Officers absent are as follows:

Nick Perry, Vice President

Board members absent are as follows:

Dan Amos

Brian Marciniak

III. APPROVAL OF THE AGENDA

Motion by Michelle Jaworski to approve the agenda as presented. Motion seconded by Cheryl Griffin. Motion carried.

IV. FINANCIAL REPORT

Cheryl Griffin gave the treasurer's report.

2021 Beginning Balance

\$1024.28

2021 Ending Balance	\$1414.04
Income from Dues:	\$2722.93
<i>Income from Past Dues Paid & Lien Release:</i>	\$433.45
Expenses:	\$2895.00
<i>Banking Fees:</i>	
<i>Tree Removal/Common Area Grass Mowing: \$2325.00</i>	
<i>Attorney Fees:</i>	
<i>State Farm Insurance: \$550.00</i>	
<i>HOA Michigan Register: \$20.00</i>	
<i>Office Supplies:</i>	
<i>Projected Income from 2022 Dues:</i>	\$3320.50
<i>Projected Income from 2021 Unpaid Dues:</i>	\$500.13
<i>Projected Expenses</i>	\$3742.50
<i>Tree Removal/Common Area Grass Mowing: \$2000.00</i>	
<i>Residual Attorney Fees: \$1122.50</i>	
<i>State Farm Insurance: \$550.00</i>	
<i>HOA Michigan Register: \$20.00</i>	
<i>Office Supplies: \$50.00</i>	
<i>Projected 2022 Ending Balance:</i>	\$78.13

V. PRESIDENTS'S REPORT

Michelle Jaworski gave the president's report.

A. Association Updates

1. We are looking to fill vacancies on our Board.
2. Just a reminder that the HOA does have a Facebook page if you would like to be added to it. We do share information there.

B. 2022 Projected Budget - Our current annual dues cover minimal administrative and Common Area expenses.

1. We still need to take care of outstanding attorney bill from the lawsuit that was dismissed at the end of 2020. We have added it to our projected budget for this year.
2. Seeking past due resident dues and lien fees. We have one resident who hasn't paid dues since they moved in.
3. Per our Bylaws we are looking to pursue a one-time assessment in the fall to cover costs for work that needs to be done in the Common Area.

C. Common Areas

1. As most are aware, the Common Areas are in desperate need of some help. HOA funding is very minimal through our regular dues and we're finding it very difficult to keep up with the overwhelming issue with trees and branches coming down, bridges that need tended to, and the general creek and field maintenance outside of our mowing contract.
 - a) Some residents do take care of the Common Area that extends beyond their property, and that is very much appreciated.
 - b) We are also very appreciative of Board members and residents who have helped clean up the Common Areas without being compensated. Nick Berry removed a large tree that fell across one of our bridges, at his own expense. Thank you very much for that!
2. We would love some input from residents on how to make improvements in this area, or if anyone has contacts with someone who may be able to help.

VI. OLD BUSINESS

Motion by Michelle Jaworski to approve the 2021 Budget as presented. Motion seconded by Dawn Perry. Motion carried.

VII. NEW BUSINESS

- A. The 2022 projected budget was presented by Cheryl Griffin. HOA annual dues were due on 5/15/23. The Board has NOT placed any new liens, however dues unpaid after 6/15/22 will be subject to a lien being placed.
- B. **NEW!** Dues can now be paid by check or *electronically*. When paid electronically, the resident is charged a \$3.50 processing fee, but this eliminates any administrative banking cost to the HOA. It is PCI-compliant and very convenient. Motion by Michelle Jaworski to approve the 2022 Budget as presented. Motion seconded by Dawn Perry. Motion carried.

- C. After discussion of a need for additional Board members, as well as an additional seat on our Board of Directors, a motion was made by Michelle Jaworski to approve officers and board members as presented. Motion seconded by Joan Pisanti. Motion carried.

VIII. ISSUE WITH DUMPING IN COMMON AREA

- A. It has been brought to the Board's attention that there has been unauthorized dumping of brush and other items in the Common Area. This needs to stop. A question was brought up of whether it was our residents, or homeowners surrounding the open lot along Jackman and Longfellow, as they have once again started to use this area as their own. This will need to be addressed by the Board.

IX. OPEN FORUM

- A. The resident from Lot 20 is a single mom. She feels that the Dues and Special Assessments could pose a financial hardships for some, and would like to know how the Board intends to handle this.
- B. Residents would like to know if the Association has any way of going after the homeowners who filed a lawsuit against the HOA to recuperate our legal costs.

X. NEXT MEETING DATE

We will plan to schedule a meeting to vote on a one-time Special Assessment for Capital Improvements not less than 30 days from today, per HOA By-Laws.

The meeting was adjourned by Michelle Jaworski.
