

## Cross Pointe HOA Board Meeting Minutes

**Date:** August 26, 2024 **Time:** 6:00 PM

**Location:** Virtual Meeting via Zoom

### Attendees:

- Chuck (HOA President)
- Bill (Vice President)
- Jeff (Board Member)
- James Myrthil (New Property Manager)
- Various residents

### 1. Call to Order:

- The meeting was called to order at 6:16 PM by Chuck, HOA President.

### 2. Roll Call:

- Chuck Bachteler, Bill Greer, and Jeff Brown were present. Malcolm MacDonald was absent. One board vacancy noted. Also present was community association manager, James Myrthil with Ameri-Tech.

### 3. Management Report / Financial Overview:

- **Total Assets and Liabilities:** \$360,373.87
- **Reserve Fund:** \$133,683.54
- **Net Income for July:** \$52,987.63
- **Total Expenses:** \$76,000
- Financials are healthy with only one unit currently at attorney.

### 4. President's Report / Project Updates:

- **Miami Gutters:** Contract signed with PLS for repairs starting next week.
- **Catch Basin Maintenance:** Successful performance during recent storms; additional maintenance scheduled.
- **Tree Trimming:** Completed around the community with a few areas pending.
- **Sidewalk Grinding:** Second phase completed; further assessments to follow.
- **Gate Maintenance:** Plans to refurbish and replace gate motors at Sherbrook entrance with new cellular technology.

### 5. Community Improvements:

- **Landscaping:** Quotes being obtained for entryway maintenance and improvements.
- **Fence and Gate Cameras:** Discussion on installing cameras for enhanced security.

## 6. New Initiatives:

- **Website Development:** Enhancements to include a community calendar and online payment options for HOA fees.
- **Communication Plan:** Improved methods for residents to report issues and receive timely updates.

## 7. Approvals:

- **Tree Trimming:** Approved \$1,500 for remaining tree trimming.
- **Gate Motor Replacement:** Approved \$12,140 for replacing gate motors at Sherbrook entrance with cellular technology.
- **New Gate Company:** Approved switching to Metro Gates for \$1,500 per quarter.

## 8. Other Business:

- **ARB Approvals:** Approved exterior refurbishment for 4876 Valley Field Drive and pavers, landscaping, and irrigation improvements for 4811 Cross Pointe Drive.
- **Brick Wall Repair:** Approved \$3,500 for repairs to the brick wall.

## 9. Adjournment:

- The meeting was adjourned at 7:12 PM.

## Next Meeting:

- A budget workshop will be scheduled for October 2024.