

**Cross Pointe HOA**  
**Meeting Minutes**

When: February 6, 2024

Time: 6:00 PM

Where: Zoom Meeting

**Call to Order**

- The meeting was called to order by Chuck Bachteler at 6:00 PM.

**Establish Quorum**

- A Quorum of the Board was established:
  - Chuck Bachteler – Present
  - Jeff Brown – Not Present
  - Bill Greer – Present
  - Malcolm MacDonald – Present
  - Jenny Kidd (Ameri-Tech Representative) – Present

**Manager's Report - Financials**

- The community had a little over \$142,000.00 in the operating account at the end of 2023. This money is in the operating account and can be used on upcoming projects.
- There is a little over \$18,000.00 due in past due fees and one account with the attorney.
- Chuck discussed the fact that the board has been very active getting projects done, but it has been done in a financially sound way.

**Old Business – Projects Planned for 2024**

- Drainage Maintenance
  - A proposal was received from Dennis from Cut Rite for drainage maintenance for \$3,600.00.
  - This proposal is to clear the berm that has developed in the gravity drain system in the back of the homes that back up to the conservation area.
  - There was a discussion of the amount of work that was being done and the area that would be cleared. It was decided that this proposal would be approved with the contingency that Chuck and Bill mark the area that needs to be cleared. Bill made a motion that if after Dennis reviewed this area and saw he needed to increase the proposal the board would pay up to \$5,000.00 for this work. All were in favor, motion passed.
- Wall Maintenance
  - There is damaging happening along the Cross Pointe community wall due to residents plants growing into and along the wall.

- Chuck and Bill will be reaching out to the residents and let them know that the plants need to be cut away from the utility easement along that wall to prevent damage and allow access to the utility companies.
- Once the plantings are cut away from the wall, the board will have repairs done.
- Chuck made a motion to approve the \$3,500.00 proposal from Brick by Mile to make repairs after the wall is cleared. Bill seconded. All were in favor, motion passed.
- Gate Maintenance
  - The gates are starting to need some additional maintenance. It was mentioned that the gates are sagging, they need painted, the motors probably need replaced and the board does already have a proposal for going to cellular.
  - The master association is going to be adding a high tech virtual guard system. Jenny will contact that company to see what the same system would cost Cross Pointe.
- Miami Drain
  - No proposals yet.
- Continued Sidewalk Replacement/Grinding
  - Phase two of the sidewalks is going to cost about \$35,000.00.
  - Chuck encouraged board members to walk the neighborhood and see what areas need work.
- Continued Tree Removal
  - There are people requesting tree removal that the board will address in a group in order to try and keep costs down.

### **Old Business**

- Street Sweeping
  - Jenny to schedule two sweeps in the spring and one sweep in the fall.

### **Open Forum**

- Bernie Krause asked about the surplus money in the operating account.
- Bernie Krause also asked a question about the swing at the corner of Sherbrook. Letters have been sent. Chuck said that the board is going to get the attorney involved.
- Dean Thomas asked about the tree at his house, 4962 Cross Pointe Drive, being looked at for removal, or sidewalk repair.
- The board is looking for one or two more people to join the board as there are only four members at this time and Malcolm would like to leave the board.

### **Adjournment**

- :A motion was made by Chuck Batcheler to adjourn the board meeting at 7:01 PM.