

Cross Pointe HOA
Meeting Minutes

When: August 1, 2023

Time: 6:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Chuck Bachteler at 6:03 PM.

Establish Quorum

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

Approve Minutes of Last Meetings: May 1, 2023

- A motion to approve the minutes was made by Bill Greer. Chuck Batcheler seconded. The minutes were approved unanimously.

Manager's Report - Financials

- The community has almost \$215,000 in the operating account.
- There is about \$30,000 in the five year plan account.
- There is about \$74,000 in reserves
- There will be about \$114,000 spent for normal operating expenses by year end. Leaving a little over \$100,00 in the operating account.
- Chuck discussed the reserves in the account and the fact that the board will be reviewing these accounts every year at budget planning.

New Business

- Liberty Management Contract Request
 - Jeff made a motion to approve the contract for Liberty Land Management. Malcom seconded the motion. All were in favor.
- Precision Sidewalk
 - There is a proposal for 325 sidewalk slabs for about \$30,000.00.
 - This company makes sidewalks ADA Compliant.
 - It was decided that the proposal needed further review
- Stump Grinding, Sod Replacement, Sidewalk Repairs
 - There were six proposals received for this work.

- The most complete proposal was from Cut Rite which was for all services for the cost of \$48,924.00. Jeff made a motion to approve, Malcolm seconded. Chuck approved and Bill opposed. The motion passed,
- New Street Lights Duke Energy
 - The contract for the new lighting in the community has been signed.
 - This will keep consistent lighting in the community as Duke Energy starts swapping out the bulbs used.
 - Jeff saw the test light that was installed. It was installed correctly and the light color looked correct.
- Hold Harmless
 - A hold harmless has been created. All subcontractors need to sign a release of lien in order to not hold the HOA or residents responsible.

Old Business

- Jetting of Drains
 - There are 10 drains that need to be jetted. They will be at Cross Pointe at Chatham and Cross Tee, one drain at the end of Cross Tee. All drains at the end of the area will be vacuumed and jetted. Three drains at Sherwood and Aurora Court. Wind River will be coming out to do the work.

Open Forum

- There is additional equipment at Malcolm's house from where the gate was upgraded. It does not seem to be an issue for the function of the gate and Chuck will pick it up.

Adjournment

- A motion was made by Chuck Batcheler to adjourn the board meeting at 6:51 PM.