

Aurora at Cross Creek Homeowners Association
Board of Directors Meeting Minutes
January 16 2021
Via Zoom – 10:00 am

Tina Gillett called the meeting to order at 10:10 am. The meeting was held via Zoom

Board members present: Tina Gillett, Nelson Wahlstrom and Jackie Wahlstrom

Board members absent and excused: Tom Glivar

CPMG Staff: Virginia Johnson, Association Manager

Contractors: none.

- **Motion:** to appoint Nelson Wahlstrom and Jackie Wahlstrom to serve on the board was made by Tina Gillett, seconded by Tom Glivar and passed unanimously.
- **Motion:** to have Tina Gillett serve as President, Tom Glivar Vice President, Nelson Wahlstrom Treasurer, and Jackie Wahlstrom Secretary was made by Tina Gillett, seconded by Tom Glivar and passed unanimously.

Homeowner Forum: 0 homeowner in attendance –

Topics: None

Minutes:

- **Motion:** to approve the August 8, 2019 minutes as written was made by Tina Gillett, seconded by Jackie Wahlstrom and passed unanimously.

Association Manager's Report: Virginia Johnson

Virginia provided update on daily operations and reviewed the manager's report

Business & Discussion Items:

- **Discussion:** The dog poop in certain areas was discussed and CPMG will send out violation letters to the units that are experiencing difficulty in picking up after their pets.
- **Discussion:** the building numbers were discussed and they are difficult to see. We will do a property walk and determine next steps.
Discussion: Reserved parking spots was discussed at the request of a homeowner and the board has provided several handicapped parking spots and all other parking is open. The model will not change at this time.
Discussion: Goals for 2021 were discussed and the board would like to focus on unit numbers, cement, and landscape, drain grates and better signage on the buildings.

Financials/Legal:

- **Motion:** to approve all financials through December 2020 subject to audit was made by Jackie Wahlstrom, seconded by Tina Gillett and passed unanimously.
Review: Attorney Status Report was reviewed

Resignation of Board Member: Tina Gillett is selling her unit and will resign from the board the date of the closing. She has appreciated serving her community. Her community appreciates her as well.

Architectural: None

Correspondence: None

Hearings: None

Adjournment: 10:45 am

Executive Session: None

Next Meeting: May 15, 2021 at 9:00 am

2021 Goals –

Sidewalks and trip hazards – Cement Company says get a general contractor before doing cement

Landscaping improvements and edging - WO 233 4.9.21

Address on Buildings – Nelson doing sample of painting current

Unit numbers – Trial of Painting current

