

CROSSPOINTE ON THE GREEN

ANNUAL MEETING 08-27-26

1. Meeting called to order at 7 PM. By Becky Bjork, Abbie Martin, Caroline Utz
2. Recognition of Community Volunteers
 - a. Alex Kahn – HC representative
 - b. ACC Committee – Jennifer Lester and Tee Lester
 - c. Monthly Updates (email and Bulletin Boards) – Abbie Martin
 - d. Strategic Planning Participants
 - e. Hawthorne Management – Garrison Polius introduced.
3. Amendment to Bylaws increasing Board from three (3) to five (5) members. Unable to vote due to lack of enough residents present.
4. Board of Directors Election
 - a. Toni Nelson
 - b. Lynn Gore
 - c. Tim Conway
 - d. Stephanie Niatas – advisor
 - e. Alonzo Alston – advisor
5. Highland Creek update given by Alex Kahn
 - a. HC going paperless
 - b. Pool fees are now cashless
 - c. Greenways being improved
6. Crosspointe on the Green Financial Summary
 - a. Need to add to reserves due to funding of the water line repairs.
 - b. Dues will need to increase next year due to 48% increase in garbage and recycling costs as well as increases due to inflation.
7. Outline given of HOA responsibilities and owner responsibilities.
 - a. HOA
 - i. Shingle roofs, completes 2024
 - ii. Metal roofs
 - iii. Vinyl shutters and wood trim
 - iv. Stone veneer

- v. Walls and vinyl siding w/vapor barrier
- vi. Asphalt pavement in the community
- vii. Catch Basins
- viii. Concrete Curbs and sidewalks
- ix. Metal fences and retaining walls
- x. White vinyl fences
- xi. Landscape, trees, bushes
- xii. Mailbox Stations
- xiii. Water Line replacements
- b. Owner Responsibilities
 - i. Patios, pavers
 - ii. Decks
 - iii. Balconies
 - iv. Electrical Systems
 - v. Heating, Ventilating and Air Conditioning (HVAC) Units
 - vi. Interiors
 - vii. Light Fixtures, Exterior, Rear Elevations
 - viii. Pipes, Interior Building, Water and Sewer (from shut off valves)
 - ix. Screens and Frames
 - x. Windows and Doors

8. HOA Priorities and Project Updates

- a. Landscaping
 - i. Requests for Proposal (RFP) sent to # companies
 - ii. Reviewed bids
 - iii. Bland Landscaping started 1-2-25
 - iv. Community unhappy with Bland so new RFP sent this summer soliciting new bids
 - v. Currents Status – Bush removal and some replacements will happen this fall, berms to be cleaned up again this year, irrigation on the islands is turned off, 10 trees to be removed in January and crepe myrtles trimmed back.

- b. Willow Oak Removal (\$210,000 plus replacement costs).
 - i. Trees selected based on impact to driveways and sidewalks as well as diameter.
- c. Water Leak Line Replacements (\$600,000 total)
 - i. Consulted with Engineering Firm
 - ii. Replaced leaking main valve (Nov. 2024)
 - iii. RFP sent to multiple plumbing and water line companies
 - iv. Received and compared bids
 - v. Tested 2 providers
 - vi. Selected Uniforce to replace lines and add boxes with shut-off and pressure reducing valves
 - vii. Current status – 53 of 131 units completed. Ongoing through 2028-29, \$600,000 total cost expected.
Replacement at all units to maintain equal value.

9. Homeowner Issues

- a. Water Pressure has been reduced to industry recommended levels in homes where water lines were replaced.
- b. Continue using Uniforce due to their expertise.
- c. Requests that residents store their garbage cans in their garages, so they are not visible except on collection days.

Meeting was adjourned at 8:30 PM.

