

Unapproved – to be approved at the next Annual Meeting  
**CROSSROADS PARK OWNERS ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
Saturday, April 20, 2019 – 11:00 am  
Days Inn – 1417 E Main Street, Montrose CO 81401

### **Call to Order**

The meeting was called to order at 11:02 by Tim Lund, Board President.

### **Introductions**

Board members Tim Lund, Tony McCrackin, Paul Forbes, Fulvia Berger, and John Sorrell were present in person. Members also in attendance introduced themselves. Sylvia Pennings and Tracey Wolter, representing Mountain Mansion Management, were present.

### **Determination of Quorum**

With nine members present in person and eight proxies, more than 20% of the membership was in attendance and a quorum was deemed present.

### **Approval of April 21, 2018 Annual Meeting Minutes**

The prior year's meeting minutes were distributed to the members with the meeting notice. There was no discussion and no changes were requested. Shannon Stogdill moved to approve the minutes of the April 21, 2018 Annual Meeting as presented. Sharon Scritchfield seconded and the motion passed unanimously.

### **2018 Financial Reports**

Sylvia Pennings presented the financial reports included in the meeting packet. It was explained that although the invoices are sent out quarterly, it is acceptable to pay monthly as long as the full payment for the quarter is received by the end of the quarter. The expenses were discussed line item by line item. The expense under concrete repairs was for the replacement of two driveways, \$10,561.50. The electricity is for running the pumps for the irrigation system. During the winter months, a flat fee of \$31 is paid each month, as DMEA does not allow the meters to be turned off for less than six months at a time. Fulvia Berger made a motion to accept the financials as presented and Shannon Stogdill seconded the motion. All voted in favor.

### **2019 Budget Review/Approval**

Sylvia Pennings informed the members that the 2019 Budget was adopted by the Executive Board at their September 27, 2018 Board meeting. The proposed budget was sent to all owners in the Annual Meeting package in advance of this meeting. There were no changes to the Budget from what was approved for 2018, so even if the owners vetoed the 2019 Budget, it would still revert back to the last approved Budget.

### **Old Business**

#### *Concrete Driveway Repairs*

Carver Concrete replaced the driveways at 226 and 228 in 2018. In addition, the walkway to 250 and a section of the walkway through the park were replaced. Stress cracks have been seen in the driveways that were replaced and Mountain Mansion Management will discuss this with the contractor and see if there is any warranty in place. The Board would like to get additional bids before having any more driveways replaced and Paul Forbes has been contacting additional contractors. The Board intends to continue having driveways replaced as funds permit.

### **New Business**

#### *Discussion about Short Term Rentals*

The Board has discussed amending the CC&Rs to restrict Short Term Rentals, requiring any rentals to be for at least 30 days, and received a quote from the association's attorney, David Masters, of \$750 - \$1000 to proceed with writing an amendment and ballot to send out to all owners. In order for such an amendment to pass, at least 67% of the owners would need to approve, therefore the Board decided to get the owners' opinions at the Annual Meeting prior to spending this money and moving forward. The owners present were in favor of such an amendment, therefore the Board will move forward with having the attorney draft the necessary paperwork and this will go to a mail out vote to all of the owners. Those present felt strongly that Short Term Rentals could have a negative effect on the community and should not be allowed.

### *Gutters*

Whitey's cleaned out all of the gutters again last fall. There are still some owners who have gutters in their backyards that do not have an extension directing the water away from the building at least 3-4 feet. Mountain Mansion Management will send out an e-mail blast to all owners stating that if their gutter is not extended, they need to contact Mountain Mansion Management to have this work done.

### *Crawl Spaces*

The crawl spaces are the responsibility of the homeowner. The Board wants to remind homeowners that it is their responsibility to make sure there is a vapor barrier properly installed in the crawl space.

### *Exterior Changes to Units Need Board Approval*

The Board would like to remind all owners that any exterior changes to the units must first have written Board approval prior to the work being done. All requests should go through Mountain Mansion Management. Fines may be imposed if changes are made without approval.

### *Mountain Mansion Management is Association Main Contact*

The Board would like to remind all owners to contact Mountain Mansion Management with any concerns rather than contacting vendors or contractors directly, specifically when it comes to landscaping or snow removal. It is okay to point out a sprinkler head that needs adjustment while the landscapers are on site, but any criticism should go through Mountain Mansion Management to handle.

### *Annual Yard Sale*

The community garage sale is traditionally held in May. Mountain Mansion Management will send out an e-mail blast to poll the owners regarding when the community yard sale should take place. Bonnie Wolfensparger and Paul Forbes will help coordinate with social media posts and signs, while Mountain Mansion Management will take care of placing a newspaper ad.

### *Paint*

It was noted that the units will need exterior paint in the near future and the reserve study calls for painting to begin in 2020. Tony McCrackin suggested using epoxy paint for stucco that fills cracks.

### **Nomination of Officers**

Tim Lund, John Sorrell, Paul Forbes, and Tony McCrackin all volunteered to remain serving on the Board of Directors. Fulvia Berger served for many years and would like to step down if anyone else is interested in running. Debbie KahaneK volunteered to serve on the Board.

### **Election of Officers**

Shannon Stogdill moved to elect Tim Lund, John Sorrell, Paul Forbes, Tony McCrackin, and Debbie KahaneK to the Board for the next year and Sharon Scritchfield seconded the motion. The motion passed unanimously.

### **Adjournment**

The meeting was adjourned at 12:04 pm by a motion made by Brent Stogdill, seconded by Sharon Scritchfield and unanimously passed.

Respectfully submitted by Sylvia Pennings, Mountain Mansion Management