

**CROSSROADS PARK HOMEOWNER'S ASSOCIATION ANNUAL MEETING MINUTES
SATURDAY, APRIL 22, 2017 10:30 A.M.
DAYS INN, 1417 E. MAIN ST., MONTROSE, COLORADO**

Stephen Slade, the President of the HOA Executive Board thanked everyone for attending. He then asked everyone to introduce themselves.

Stephen called the meeting to order at 10:31 am

Introductions of the Board; present were, Stephen Slade, Anne Bustos, Fulvia Lanier, John Sorrell, and Tim Lund. Kerry Dunivan and Sylvia Pennings of Mountain Mansion Management were also present.

A quorum was determined, 16 members were present in person or by proxy.

Nomination/Election of officers:

Steve Slade explained that the current board has been in place because there usually are no nominees. There are no vacancies to fill at this time.

Approval of the 2016 Annual meeting minutes:

A motion to approve the 2016 Annual meeting minutes was made by Cyndi Holman. Gary Maxon seconded the motion and the motion was unanimous.

2016 Financial Reports:

Kerry Dunivan went through the financial reports including the Profit and Loss for 2016 and Balance Sheet. The reserve account was discussed and it was noted that \$12,000 has been transferred to the reserve account in the last year.

2017 Budget review/Approval:

Kerry Dunivan stated that the proposed 2017 budget was adopted by the Board at the last Board meeting. The proposed 2017 budget was sent to all owners in the Annual Meeting package. A motion was made by Tim Lund to remove the Entrance doors line item, seconded by Reda Trumbo, passed unanimously. Tim Lund made a motion to increase the Building Repairs line item by \$500 since the Entrance doors line item was removed, Steve Slade seconded the motion, it passed unanimously.

Diane Lund made a motion to approve the 2017 Budget as amended, second by Anne Bustos. The motion passed unanimously.

Old Business:

It was discussed that if a screen/storm door is added, it must conform and be approved by the Board and the cost is the owner's responsibility.

Regarding concrete repairs, it is evident that the skim coat applied a few years ago is failing. Mountain Mansion Management has obtained a quote from a new company using a new product that will be presented to the Board. The worst driveway will be done first to see how the new product holds up.

New Business:

Anne Bustos discussed the replacement of plants and trees that are removed. Steve Ward will be notified to consult with owners regarding preferred trees for replacement.

There are bushes and Elm trees that are not on the property of Crossroads Park, but are damaging the fence which is property of Crossroads Park. The City will be notified and Kerry will also check with Steve Ward to see what he can do to alleviate the problem.

It was confirmed that any trees that need removal from the backyard is the owner's responsibility.

Paul Forbes brought up the trash/junk on the property of Bright Beginnings and informed everyone that he is working with Rick Gawlinski at the City to get the trash/junk removed, but there is no time frame.

Adjournment:

There being no further business, a motion to adjourn was made by Diane Lund and second by Fulvia Lanier.

The meeting was adjourned at 11:52 am.

Respectfully Submitted: Sylvia Pennings, Mountain Mansion Management, LLC

PLEASE BE ADVISED THAT THE ABOVE MEETING MINUTES HAVE NOT BEEN APPROVED AND WILL NOT BE APPROVED UNTIL THE 2018 ANNUAL MEETING.