

Unapproved – to be approved at the next Annual Meeting  
**CROSSROADS PARK HOME OWNER'S ASSOCIATION**  
**ANNUAL MEETING MINUTES**  
Saturday, April 21, 2018 – 11:00 am  
Days Inn – 1417 E Main Street, Montrose CO 81401

**Call to Order**

The meeting was called to order at 11:04 by John Sorrell, Board President.

**Introductions**

Board members Fulvia Berger, Anne Bustos, Tim Lund, and John Sorrell were present in person. Members also in attendance introduced themselves. Sylvia Pennings and Tracey Wolter, representing Mountain Mansion Management, were present. Also in attendance was Kerry Dunivan.

**Determination of Quorum**

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

**Nomination of Officers**

John Sorrell opened nominations from the floor for the five open Board positions. The current Board members volunteered to remain on the Board and the members approved them staying on. Paul Forbes and Tony McCrackin were nominated for the remaining position.

**Election of Officers**

The two nominees spoke briefly to the members. Written ballots were distributed and counted. Tony McCrackin was elected to serve on the Executive Board by a vote of 10-9 in favor.

**Approval of April 22, 2017 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 requested. Cyndi Holman moved to approve the Minutes of the April 22, 2017 Annual Meeting as presented. Paul Forbes seconded and the motion passed unanimously.

**2017 Financial Reports**

Sylvia Pennings presented the financial reports included in the meeting packet. There were items that were over budget that were offset by items that were under budget. Mr. Forbes would like to know how many times the snow removal company will remove snow per their contract. Mountain Mansion Management will check the contract and contact Mr. Forbes.

**2018 Budget Review/Approval**

Sylvia Pennings informed the members that the 2018 Budget was adopted by the Executive Board at the last meeting. The proposed budget was sent to all owners in the Annual Meeting package in advance of this meeting. There was discussion of how to fund concrete repairs if money is spent in 2018. Sylvia replied that because there is a considerable amount of work to potentially be done, that if necessary, some of the reserve funds may be used, and that alternatives are to implement a special assessment in installments to build up reserve funding, or to take out a loan. It was noted that there is no increase in the annual assessments. Anne Bustos made a motion to approve the 2018 Budget as presented. Don Holman seconded and the motion passed unanimously.

**Old Business**

*Concrete Repair*

Kerry Dunivan reviewed the history of the failing concrete throughout the association. The skim coating repair that was tried as a test has failed to hold up over time. Several different potential reasons for the deterioration and options for repair were discussed. It was noted that some of the failing concrete is an aesthetic concern (surface spalling) and some could be considered trip hazards (cracks and segments that are settling unevenly). A member described one issue that was caused by their landscaping drip line which had a valve stuck open, releasing about 1500 gallons of water per week, causing the ground to settle around their foundation. It is recommended that other members check their drip lines if they are also experiencing settling.

After further discussion, it was decided that Kerry Dunivan would assist with compiling the complete scope of concrete repair needed, with recommendations for urgency based on potential property damage and liability taking precedence over purely aesthetic issues. A motion was made by Tim Lund to authorize Kerry Dunivan to: 1) Solicit multiple bids to replace concrete driveways, with pricing based on a) one at a time b) four at a time and c) 12 at a time; 2) Solicit information on acquiring a loan for the project; and 3) Provide the Board with the bids and a financial plan for the different options by August 1, 2018 or sooner in order for the Board to communicate the findings to the owners by the end of August. The motion was seconded by Tony McCrackin and passed unanimously.

### **New Business**

#### *Outdoor Lighting & Garage Door*

Crystal Leimgruber asked questions about whether the association is responsible for replacing light bulbs in the front fixture. Tony McCrackin volunteered to look at this with her.

#### *Cattails*

Anne Bustos remarked that only half of the cattails were picked up. MMM will contact S&E Ward.

#### *SE Fence*

There was discussion of the trees outside the south and east fences that are disrupting the fence and need to be removed. Sylvia Pennings will meet with Steve Ward and coordinate with the adjacent lot owners to ensure that removal of the trees and debris is done with the least impact on the neighbors.

#### *Procedural Question*

Paul Forbes inquired on the correct procedure for reporting information to the Board. Sylvia Pennings gave the members direction on making reports to the management company via email (mountainmansionmgmt@frontier.net), who will then forward the information to the Board.

#### *Trees between Crossroads and Bright Beginnings*

Anne Bustos inquired about planting trees in the area between where the grass ends and the rocks start, which was previously approved by the Board. MMM will check with S&E Ward.

#### *Community Garage Sale*

The community garage sale is traditionally held in May. Several members expressed an interest in having one this year. Bonnie Wolfensparger volunteered to collect information from members in order to select a date, to communicate with MMM to get an ad placed in the Montrose Daily Press, and to use social media to advertise.

#### *Window Washing*

A member inquired whether window washing is a common area expense and was informed that it is the owners' responsibility.

#### *Kerry Dunivan*

Anne Bustos thanked Kerry for his hard work during his time spent as the association's manager.

#### *Steve Slade*

Paul Forbes thanked Steve Slade for his participation on the Executive Board.

### **Adjournment**

The meeting was adjourned at 12:18 by a motion made by Anne Bustos, seconded by Brent Stogdill and unanimously passed.