

**CROSSROADS PARK HOME OWNER'S ASSOCIATION
EXECUTIVE BOARD MEETING MINUTES**

Wednesday, February 6, 2019 at 6:00 pm
Tony McCrackin's House, 272 Crossroads Circle

Call to Order

The meeting was called to order at 6:05 pm by Paul Forbes.

Determination of Quorum

With Board members Paul Forbes, Tony McCrackin and John Sorrell present in person, a quorum was deemed present. Tim Lund joined the meeting by phone until he arrived in person. Fulvia Berger joined the meeting late; all Board members were present by 6:26 pm. Also attending was Sylvia Pennings from Mountain Mansion Management.

Approval of minutes from September 27, 2019

The minutes of the prior Executive Board meeting were distributed with the meeting notice. There were no corrections. Tony McCrackin moved to approve the minutes as presented. John Sorrell seconded and the motion passed unanimously.

Unit 220 – Foundation Issues

The owner was not present to discuss.

Financial Reports for 2018

The members reviewed the financial reports with Sylvia Pennings. John Sorrell made a motion to accept the financials as presented and Tony McCrackin seconded the motion. The motion passed unanimously.

Infractions

- Update on unapproved front door

Mountain Mansion Management will send a certified letter to an owner who installed an unapproved front door.

Old Business

Concrete Driveways - Update

The driveways of 226 and 228 were both re-done, along with the walkway to unit 250 and a section of walkway through the center park area. The Board will decide which driveways to do next come spring and whether or not to continue with the same vendor.

Gutter Work - Update

The gutter clean out work was completed. There are still some gutters which may need to be re-routed in order to avoid ice build-up on driveways.

Maintenance Issues - Update

Paul Forbes confirmed that the maintenance issues he had brought up previously were adequately resolved.

Rental Restriction Amendment – Update

Mountain Mansion Management got a ballpark estimate from David Masters of \$750 to review the current CCRs and draft language for a proposed amendment in regards to restricting short term rentals. The Board agreed to put this as an agenda item for the Annual Meeting to see what the consensus of the owners is in regards to this issue.

New Business

Landscaping Contract

The Board was in unanimous agreement to sign the proposed landscaping contract from S & E Ward's to continue with the association's landscaping and snow removal needs. The Board approved the cat tail removal based on the cost last year and would like an estimate to pump out the second pond and clean it out.

Snow Removal

In order to better accommodate the snow removal needs of the association, Tony McCrackin will communicate directly with Will Howard of S & E Ward's regarding snow removal needs. This way the association is not charged for snow removal when it is not really necessary.

Heat Tape – Tiger Electric Bid

The Board reviewed the bid from Tiger Electric to upgrade the heat tape and agreed that the bid is too high to pursue. Tony McCrackin will put together a bid for the Board to consider completing the work the Board finds necessary.

Annual Meeting Tentatively Scheduled 4/20/19

The Board agreed to hold the Annual Meeting on Saturday, April 20, 2019 at 11:00 am at the Days Inn. Short Term Rental Restrictions will be an Agenda item for the meeting.

Validity of \$185 Buy-In Fee

The Board agreed that the \$185 should continue to be charged to each buyer at closing as a transfer fee.

New Owner – 270 – Maintenance Requests

This was briefly discussed, however the owner was not present to go into detail. This was tabled for the next meeting which the owner will hopefully be able to attend.

Unit 256 – Invoice & Repairs

The Board approved the roof repair invoice for Unit 256 and will investigate to see if there is additional damage that needs to be addressed.

Status Request Fee

The Board approved increasing the Status Request Fee charged by Mountain Mansion Management at property closings to \$75 due to the additional document requirements as of January 1, 2019.

Next meeting date

The next Executive Board meeting will be held immediately following the Annual Meeting on April 20, 2019 at the Days Inn.

Meeting Adjourned

Tim Lund adjourned the meeting at 7:35 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management