

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

Saturday, April 21, 2018 – Immediately Following the Annual Meeting
Days Inn – 1417 E Main Street, Montrose CO 81401

Call to Order

The meeting was called to order at 12:31 by John Sorrell, Board President.

Determination of Quorum

With Board members Fulvia Berger, Anne Bustos, Tim Lund, Tony McCrackin and John Sorrell present in person, a quorum was deemed present. Also attending were Sylvia Pennings and Tracey Wolter from Mountain Mansion Management, and Kerry Dunivan.

Ratification of Decisions Made Since Last BOD Meeting

John Sorrell & Sylvia Pennings as Alpine Bank Account Signers

Fulvia Berger moved to ratify the decision to include John Sorrell and Sylvia Pennings as signatories on the Alpine Bank accounts. The motion was seconded by Tim Lund and passed unanimously.

Approval of minutes from November 2, 2017

The minutes of the prior Executive Board meeting were distributed with the meeting notice. There were no corrections. Tim Lund moved to approve the minutes as presented. Anne Bustos seconded and the motion passed unanimously.

Financial Reports: January 1 – April 16, 2018

The members reviewed the financial reports with Sylvia Pennings. Sylvia confirmed that a check was returned for insufficient funds and the homeowner was charged a fee (income). She also confirmed that the association did receive a refund from the snow removal contractor for 2017. John Sorrell moved to approve the financial reports as presented. The motion was seconded by Fulvia Berger and passed unanimously.

Accounts Receivable

Tim Lund moved to start collections for any accounts that are more than one year in arrears by sending a demand letter from Mountain Mansion Management. The motion was seconded by Tony McCrackin and passed unanimously.

Infractions

Sylvia Pennings has been in contact with an owner who indicated that they would contact their tenant regarding the state of their backyard.

It was noted that the trailer, which is not owned by an association member, is no longer on the property.

Old Business

Concrete Driveways

Board members acknowledged that a plan for evaluating the scope of the concrete work needed and for soliciting pricing was set forth at the annual meeting just prior to this meeting.

Gutter Work

Mountain Mansion Management now has a list of units that need work and will get started on scheduling repairs.

New Business

Board Positions

A motion was made by Tony McCrackin, seconded by Anne Bustos and passed unanimously to elect Officers as follows:

President: Tim Lund

Vice President: John Sorrell

Secretary/Treasurer: Fulvia Berger

Reserve Transfers

Anne Bustos made a motion to have the management company transfer the budgeted amount to the reserve bank account at the end of each quarter going forward, and to make any pending transfers from 2017 and 2018. The motion was seconded by Fulvia Berger and passed unanimously.

Trees along back of fence

The trees along the back fence were discussed. Sylvia will meet with Rick Gawlinski from the city of Montrose and Steve Ward from the landscaping company to discuss if they are on the association's property and if because they are causing damage to the fence, that they can be removed and not replaced due to the lack of irrigation in the area.

Next meeting date

The next Executive Board meeting will be held on Thursday, August 2, 2018 at 6:00 pm at the home of John Sorrell.

Meeting Adjourned

Upon a motion duly made, the meeting was adjourned at 1:05pm.