

Unapproved – to be approved at the next Executive Board Meeting

**CROSSROADS PARK OWNERS ASSOCIATION
EXECUTIVE BOARD MEETING MINUTES**

Thursday, August 1, 2019 – 6:00 PM
Tony McCrackin's House, 272 Crossroads Circle

Call to Order

The meeting was called to order at 6:00 pm by Tim Lund, Board President.

Determination of Quorum

Board members present were Tim Lund, Paul Forbes, Tony McCrackin, Debbie Kahane, and John Sorrell. With all five Board members present in person a quorum was deemed present. Homeowner, Bonnie Wolfensparger, was in attendance. Also present was Sylvia Pennings from Mountain Mansion Management.

Approval of minutes from April 20, 2019

The minutes of the prior Executive Board meeting were distributed to the Board members. There were no corrections. John Sorrell moved to approve the minutes as presented, and Debbie Kahane seconded the motion. All voted in favor to approve the minutes.

Financial Reports Through July 25, 2019

The members reviewed the financial reports with Sylvia Pennings. Paul Forbes made a motion to accept the financials as presented and Tim Lund seconded the motion. The motion passed unanimously.

Infractions

Update on unapproved front door

Mountain Mansion Management has been in communication with the owner. The door has been replaced, however, the window pane to the side still needs to be replaced. The Board authorized waiving the fine once the replacement is complete.

Old Business

Concrete Driveways – Work Complete

Carver Concrete replaced the driveways at units 230, 232, and 234. A portion of the walkway to the front door entrance of 234 was replaced as well.

Gutter Work – Bids from SND Gutter

The Board reviewed the bids received from SND Gutter. The work to add downspout extensions where necessary was approved. The cost to add leaf guards to all the gutters was too expensive at this time. Individual homeowners may get leaf guards installed with Board approval at their own cost. SND Gutter will be used for the fall cleanout of the gutters.

Rental Restriction Amendment

The Board reviewed the draft amendment and ballot prepared by David Master's office. It was agreed to get everything mailed out to owners with a self-addressed stamped envelope by the end of August, with a due date of September 30, 2019.

Second Pond Bid – Schedule work?

S&E Wards has provided a bid to clean out the second pond. This will be tabled until the next meeting at which time the Board will decide whether or not to have this work done in the fall.

In the spring, Amdro mosquito pellets need to be placed in the ponds.

Paul Forbes will contact the CSU Extension to get their opinion on the ponds.

Heat Tape

Tony McCrackin has been authorized to replace the heat tape at the four units that need replacement and will do this work in September or October.

New Business

Bush & Tree Trimming

The Board discussed the bush and tree trimming that was done by S & E Ward's. Although two Board members walked the property with Sylvia to determine what needed to be done, any additional work done by S & E Ward's must be approved by a majority of the Board prior to work commencing.

Aspen Tree at 266 Crossroads Circle

The Board agreed that the homeowner may take financial responsibility and replace the tree in question, if the homeowner signs a liability release and gets approval for the replacement tree from the Board prior to work commencing. The Board does not feel it necessary for the tree to be removed at this time, therefore it will not be paid for by the Association.

Next Meeting Date

The next Executive Board meeting will be held on Wednesday, October 23, 2019 at 6:00 pm at the home of Tony McCrackin, 272 Crossroads Circle.

Meeting Adjourned

Tim Lund adjourned the meeting at 7:22 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management