

CROSSROADS PARK HOME OWNER'S ASSOCIATION
EXECUTIVE BOARD MEETING MINUTES
Thursday August 9th, 2018

Call to Order

The meeting was called to order at 6:05 PM by Tim Lund, Board President.

Determination of Quorum

With Board members Fulvia Berger, Tim Lund, Tony McCrackin, John Sorrell and Paul Forbes present in person, a quorum was deemed present. Also attending was Kerry Dunivan representing Mountain Mansion Management.

Approval of minutes from April 21st, 2018

Paul had a few questions on the April meeting minutes regarding covenants that were answered by Tim Lund. There were no corrections. Tim Lund moved to approve the minutes as presented and Fulvia seconded and the motion passed unanimously.

Financial Reports: January 1 – April 16, 2018

Kerry went thru the P&L report first, there were some question on costs associated with additional landscape work. The board asked 3M to forward a detailed report on all the costs to date from SE Ward.

Paul discussed the bush at the entrance that is always an issue with being able to see oncoming traffic.

Paul made a motion to remove the bush completely, Fulvia second the motion and it was unanimous. 3M will contact Steve Ward and request the bush be removed ASAP.

Tim Lund moved to approve the financial reports as presented. The motion was seconded by Paul Forbes and passed unanimously.

Accounts Receivable

One account that is considerably overdue was discussed and it was agreed to turn the account over to the attorney to send a demand letter. If there is no response there will be a lien filed. Another account was discussed that was overdue. The owner contacted management and requested that the finance charges and statement fees be waived due to circumstances. The board agreed to waive these fees one time only for this owner. 3M will advise the owner that fees will not be waived in the future.

Tim Lund motioned to accept the financial reports as presented, the motion was second by Paul, and passed unanimously.

Infractions

There were no infractions at this time.

Old Business

Concrete Driveways

Kerry brought to the meeting three bids for concrete replacement. Discussion ensued on how to move forward and pay for the potential project. 3M was asked to see if there are any more contractors willing to bid the project for a cost savings. Kerry will work on this and if successful will forward the additional bids for review. It was discussed that the reserve fund may be used to pay for a portion of the entire project but that an assessment will be forthcoming if the balance of the project is to continue. The board felt it was appropriate to discuss with the members at the next annual meeting. An additional board meeting may be called to discuss further.

Gutter Work

3M suggested that Whiteys Home Improvement be contracted to clean out the gutters in the fall and extend any gutters in the rear of the units to an acceptable distance from the building.

New Business

Tree Replacement This was tabled at this time.

Front Doors This issue was discussed due to the fact that an owner replaced their front door after the board had refused their request. Discussion ensued on this violation and the covenants that state any additions or changes need to be approved by the board and replacement of doors must be the same as existing. The owner in question replaced their front door without an approval and with a product not in keeping with the community. The board agreed to notice the owner of the violation and provide 30 days to correct the issue and install a product approved by the board. 3M to advise the owner.

Short Term Rentals Although it does not appear that any owners are advertising this option, Paul brought up the fact that it is possible and it could become an issue. 3M was asked to forward any restrictions that other HOA's may have adopted on this issue and possibly work on an administrative policy for review. Kerry will discuss this with Sylvia.

Common Space Walkways Paul brought to the Board's attention an area leading into the park space where the sidewalk had lifted and is potentially a trip and fall safety issue. The board agreed to have 3M see if the city would as a favor come out and grind the concrete or see if there is a contractor in Montrose that would provide the service.

Maintenance of the lower pond Paul asked about the water left in the lower pond during the winter and the fact that mosquitos could breed in the stagnant water. The other board members felt it could be an issue and 3M was asked to see if SE Ward will add mosquito pellets to the ponds.

Discussion on water damage An issue of water damage at the rear patio of a unit was discussed. The board felt that the work done in the back of the unit by the original owner and a contractor hired by them was not an HOA issue. There have not been any other reports by other owners that are similar. The board advised 3M to let the owner know that this appears to be a unique issue that should corrected by them. 3M will draft a letter for approval by the board and forward to the unit owner. At this time there will not be a claim discussed with the insurance carrier.

Next meeting date

The next Executive Board meeting will be held on October 9th, 2018 at 6:00 pm at the home of John Sorrell.

Meeting Adjourned

Upon a motion duly made, the meeting was adjourned at 8:03 pm.

Respectfully,
Mountain Mansion Management