

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

Thursday, September 27, 2018 at 6:00 pm  
John Sorrell's House, 244 Crossroads Circle

**Call to Order**

The meeting was called to order at 6:03 pm by Tim Lund, Board President.

**Determination of Quorum**

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

**Approval of minutes from August 9, 2018**

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.

**Financial Reports: January 1 – September 24, 2018**

The members reviewed the financial reports with Sylvia Pennings. Some of the additional expenses for landscaping were gone over. The financials were accepted as presented.

**Infractions**

A letter will go out to the owner who replaced his door after being told he did not have authorization to do so. A letter will also be sent to an owner whose back yard is not maintained and could be a potential fire hazard.

**Old Business**

*Concrete Driveways*

It was agreed to move forward with Carver Concrete and to have two driveways replaced this fall, along with the walkway to unit 250. The vendor will also look at the concrete path in the common area to find out if he can provide a solution to the major trip hazard there. The Board would like to confirm that rebar is used, not mesh, and find out if any warranty is provided. Mountain Mansion Management will meet on site with the vendor and a couple Board members to solidify the scope of work.

*Gutter Work*

Mountain Mansion Management will schedule gutter cleaning once the leaves fall and extensions will be added where needed. The gutter going into the ground at unit 224 will also be remedied.

*Short Term Rentals*

In other Associations, language is used in the governing documents to restrict rentals to a minimum of 30-90 days. The Board would like to find out the legal costs for doing an amendment to the CC&Rs restricting rentals to a minimum of 90 days.

**New Business**

*Maintenance Issues – Paul Forbes*

Mountain Mansion Management will follow up with the maintenance issues that Paul Forbes brought to their attention during a walk through several weeks ago.

*2019 Proposed Budget*

There is no indication that expenses in 2019 will be any different than those in 2018. Tony McCrackin made a motion to keep the budget for 2019 the same as the budget for 2018 and Paul Forbes seconded the motion. The motion passed unanimously. Landscaping costs were discussed and it was agreed to try re-negotiating the landscape contract when it expires in March 2019 and get additional quotes from other vendors. The first quarter invoice will go out in December 2018, dated January 1, 2019, with the budget for 2019 for all owners to review.

**Next meeting date**

The next Executive Board meeting will be held on Tuesday, January 22, 2019 at 6:00 pm at the home of Tony McCrackin, 272 Crossroads Circle.

**Meeting Adjourned**

Tim Lund adjourned the meeting at 7:16 pm.

Respectfully Submitted by Sylvia Pennings, Mountain Mansion Management