

**CROSSROADS PARK OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES**

Saturday, August 6<sup>th</sup>, 2022 10:00 AM  
1845 S Townsend Ave, Montrose CO 81401

**Call to Order**

The meeting was called to order at 10:10 am by Debbie Kahanek, Board President.

**Introductions**

Board members Debbie Kahanek, Teri Watkins, and David Walstad were present in person and Barbara Frare attended by Facetime. 16 homeowners were present. RaeAnne Hadley with Source HOA was present.

**Determination of Quorum**

With seventeen members present in person and seven proxies, more than 20% of the membership was in attendance and a quorum was deemed present.

**Approval of March 20, 2021 Annual Meeting Minutes**

The prior year's meeting minutes were distributed to the members with the meeting notice. Diane Lund noted that the adjournment time noted PM instead of AM. RaeAnne Hadley stated she would correct the minutes. No other changes were requested. Debbie Kahanek moved to approve the minutes with the noted change. Teri Watkins seconded, and the motion passed unanimously.

**2022 Financial Reports**

The 2022 financial reports were mailed to owners in advance of the meeting. There was no discussion and Debbie Kahanek moved to accept the financial reports included in the meeting packet. Teri Watkins seconded the motion and were in favor.

**Nomination and Election of Directors**

Debbie asked for volunteers to serve on the board. Mel Ott in unit 254 and Linda Ellerbeck in unit 236 volunteered. Debbie, Teri Watkins, and Barbara Frare offered to stay on the board. David Walstad requested to be removed from the board since his home is up for sale and they will be moving. Debbie made a motion to accept the new board volunteers and accept David's resignation. Teri Watkins seconded, and the motion passed unanimously.

**Old Business**

There was no old business.

**New Business**

*Pet Policy Amendment:* The Board has discussed the amendment to the pet policy that brought the outdated policy up to the City of Montrose's regulations. Debbie explained that this will remove the HOA from violating any regulations and future concerns need to be submitted to Animal Control. Stuart Hoshide discussed his concerns of changing the policy instead of reinforcing the previous policy. RaeAnne Hadley explained that the state regulations over-ride HOA's rules. Stuart asked if the board would commit to enforcing all regulations moving forward, as some regulations were being violated. Debbie explained that homeowners should notify the Board and RaeAnne, with Source, of any violations and that issues brought to their attention would be addressed. Debbie discussed the stray cat concern and informed homeowners not to feed the cats. Jennifer Thompson (Unit 202) asked if the HOA would set traps to rehome the cats. Debbie has already reached out to Montrose Humane Society and the county – neither will trap or take the animals. Debbie stated that Jennifer could borrow a trap from the Humane Society to trap the animal and take it to another animal rescue. Jennifer explained that the cat was very friendly, and she would take it in somewhere.

*Roofing Project:* The roofing inspection and a schedule for roofing repairs were mailed to owners in advance of the meeting. Debbie discussed the need to address roofs in the order of severity. Debbie and RaeAnne received only three vendor bids. There was discussion on the expense of the roofs. Barbara Frare stated that the upgrades will benefit the members through insurance and property valuations. Scheduling is unknown currently as the vendor is short-handed on employees.

Exterior Painting: Debbie discussed the exterior painting done by Efficiency Painting on units 200-208. She went over the schedule and the color scheme that will be used for the rest of the units. Stuart Hoshide brought up his concern of bleed through on the first units painted. Teri Watkins explained that any bleed through had been taken care of by the vendor and was not made aware of any additional areas experiencing bleed through. Debbie Kahanek asked if Stuart would show her the location of the bleed through so that Efficiency Painting can fix it, if needed.

Driveway Replacement Units 230 & 232: Debbie discussed the need to replace the driveways at units 230 and 232. She also stated that a previous board, without unanimous vote, decided that driveways would be replaced by the HOA. Debbie explained that the previous contractor took shortcuts which caused the concrete to be compromised, and since the contractor is no longer in business, the Board has no legal ability to make them repair the driveways. The current Board felt it was the HOA's responsibility to put the driveways back into acceptable condition. Debbie and RaeAnne secured three bids and the board voted to proceed with the least expensive option which is licensed and insured. Debbie clarified that after these driveways were put to right, the regulation that the driveways are the homeowner's responsibility would be enforced.

Tree Removal & Trimming: Climb! Tree Service performed tree services on August 4<sup>th</sup> to remove limbs from multiple trees that were rubbing on fences and rooflines. A homeowner brought up the concern of dead shrubs. RaeAnne asked that the location of the dead shrubs be emailed to Source so that the landscaping vendor could be contacted to remove them.

Crossroads Park II: Debbie explained that the developer for the empty lot directly north of the HOA, named Crossroads Park II, has pulled out of building and the land is up for sale again.

Special Assessment: Discussion occurred about the age of units (18 years old) and the major repairs that are eminent. Due to the cost of materials and vendors, a special assessment is needed in 2022 in the amount of \$500.00 beginning September 1, 2022. Homeowners may pay the \$500 in one lump sum or may make monthly payments of \$50 for 10 months. The money will be deposited in the reserve account to be used for painting and roofing projects.

#### **Owner Comments**

Christel Leimgruber asked if a vendor had been scheduled to clean out gutters. Her concerns stem from the previous vendor blowing out the debris that covered the units and left a mess in the driveway. Debbie explained that a new vendor had been contracted and were explicitly told that all debris must be removed as part of the scope of work. Jennifer Thompson inquired about gutter covers. Debbie explained there were too many larger projects that take precedence at this time. Debbie reminded homeowners they needed to pick up after their dogs. The board thanked Teri Watkins for handling the dog stations in the HOA.

#### **Executive Session**

#### **Adjournment**

The meeting was adjourned at 11:31 am by a motion from Debbie Kahanek, seconded by Teri Watkins and unanimously approved.

Respectfully submitted by RaeAnne Hadley, Source HOA