

**CROSSROADS PARK OWNERS ASSOCIATION**  
**EXECUTIVE BOARD MEETING MINUTES**  
May 17, 2022 at 5:30 PM MDT  
Via Zoom Online Meeting

**Call to Order & Determination of Quorum**

Board members present were Debbie Kahanek, Teri Watkins, and David Walstad. With three Board members present the quorum requirement was met. Owners present were Kay Potter and Stuart Hoshide. RaeAnne Hadley and Tracey Wolter from Source HOA were also present. Debbie Kahanek, President, called the meeting to order at 5:40.

**Approval of Minutes from February 8, 2022**

The minutes of the last meeting were distributed to the Board members in advance of the meeting. Reading the minutes aloud was waived. Debbie Kahanek moved to approve the minutes of the February 8, 2022 Executive Board Meeting as presented. Teri Watkins seconded. There was no discussion and the motion passed unanimously.

**Financial Reports Through April 30, 2022**

The financial reports, including the Balance Sheet, Profit & Loss vs. Budget and Accounts Receivable, were distributed to the Board in advance of the meeting. Debbie Kahanek waived going through the financial reports and made a motion to accept the financial reports as presented. Teri Watkins seconded and with no further discussion the motion passed unanimously.

**Old Business**

Driveway Repair

Debbie Kahanek asked RaeAnne to report her findings on the concrete deterioration at Units 230/232. Numerous attempts were made to contact the vendor who performed the work but he has not been reached. Storm King inspected the driveway conditions and in his professional opinion, believes the concrete was “floated” with water after pouring to smooth the surface of the concrete without having to manually smooth the surface of the concrete as it cures. The estimate to replace the concrete is \$20K. Further discussion will need to occur to determine if this will be paid for by the HOA or by the homeowners.

Downspout Relocation

Storm King is scheduled to relocate the downspout at Unit 263 on Thursday, May 26<sup>th</sup>.

Exterior Painting

Efficiency Painting is finishing up painting the Units at 200/202/204/208. Stuart Hoshide brought up a concern of bleed through in several areas. Teri Watkins has talked with Eric, and they will be doing a punch list of areas to be touched up before final payment is made. Debbie Kahanek reported that the next oldest buildings (274/272) will be painted next. She will request a bid from Eric with Efficiency Painting once the first project is completed in a satisfactory manner with a request to schedule the job in August. All of the Units will be the same color.

Pond Cleanout/Prep for Pump

S&E Ward’s cleaned out the pond and installed the pump for summer irrigation. David Walstad asked why the smaller pond wasn’t completely cleaned out. Debbie Kahanek explained that the second pond doesn’t need to be cleaned out as it does not affect the pump, it has a liner installed which would increase the cost and the cleaning would be cosmetic only.

Roof Repair & Replacement

Roofing Plus performed roof inspections and submitted suggested repairs. RaeAnne Hadley requested a bid for the repairs needing immediate attention. She also requested a bid from Storm King. Debbie Kahanek explained that all the roofs need replacing and will start with the older Units. Further discussion may need to happen for implementing a special assessment for the project.

Fence Repair (Unit 224)

Storm King finished replacing the damaged panels to the fence on Hillside.

Fence Repair (Unit Not Specified)

Debbie KahaneK requested that RaeAnne Hadley inspect the back fence line to see if there was any fencing that was falling over. RaeAnne Hadley reported that she did not see any in disrepair.

#### Workers Compensation Insurance-Update/Source

Tracey Wolter reported that the workers compensation insurance had been successfully cancelled.

#### Resolution – Funding Exterior Painting – Update/Source

Tracey Wolter reported that a money market savings account was created at Alpine Bank for the exterior painting project.

#### Bank Signor Changes

Tracey Wolter reported that the bank signors have been updated to include Debbie KahaneK, Teri Watkins, and Janet Samples of Source HOA.

#### Snow Removal Email Blast-Update Source

Tracey Wolter reported that an email blast was successfully sent out to homeowners

### **New Business**

#### Funding Capital Projects – Roofing & Exterior Painting

Debbie KahaneK reported that the HOA will try and start replacing the roofs of 5-6 Units per year. It is estimated to cost \$20K-\$30K per building. Debbie KahaneK explained the roofing project and exterior painting project will most likely require a special assessment to complete. Discussion on how to fund these projects will be held at a later date.

#### French Doors

The homeowners at Unit 238 requested permission to install a French door in place of their slider door. The Board decided that French doors are acceptable if they are the same color as the slider doors/trim. Homeowners still need to get approval from the Board and they are responsible for any damage to the paint/stucco.

#### Feral Cats (Unit 202)

The renter at Unit 202 was feeding and watering feral cats despite being told not to. The renter has recently moved out and the Unit is up for sale. RaeAnne Hadley contacted the Montrose County Humane Society to have the animals trapped and removed. The Humane Society explained that they do not trap animals, they rent out the traps but at this time, they are unable to take in the animals. Teri Watkins reported that without food and water, the animals have been moving on. No further action will be taken.

### **Homeowner Questions**

Kay Potter asked if the HOA will be reimbursing the Units that had heat tapes plugged in over the winter months. Debbie KahaneK made a motion that those Units be reimbursed \$25 per month for the three months the tape was plugged in. Teri Watkins seconded the motion. The motion passed unanimously.

Debbie KahaneK reported that the trash bin under the pergola needs to be serviced with the dog stations and asked Teri Watkins to add that to her responsibilities.

### **Next Meeting Date**

The next Board of Directors meeting is scheduled for August 16, 2022 at 5:30pm via Zoom.

### **Adjourn**

The meeting was adjourned at 6:31 pm by Debbie KahaneK.

RESPECTFULLY SUBMITTED by RaeAnne Hadley, Source HOA.