

CROSSROADS PARK OWNER'S ASSOCIATION
EXECUTIVE BOARD MEETING MINUTES
March 20, 2021
Immediately Following the Annual Meeting
Via Zoom Online Meeting

Call to Order & Determination of Quorum

Board members in attendance were Debbie Kahanek, Barbara Frare, Tony McCrackin, David Walstad and Bonnie Wolfensparger. Chris Brome, owner, was present. Tracey Wolter, Association Manager, was also present and hosted the Zoom meeting.

With 100% of the Board members in attendance, a quorum was deemed present, and the meeting was called to order at 11:42 am.

Approval of Minutes from January 18, 2021

Members took a few minutes to read through the minutes. Debbie Kahanek moved to approve the minutes of the January 18, 2021 meeting as presented. Tony McCrackin seconded. There was no discussion. The motion passed unanimously.

Financial Reports Through February 28, 2021

The financial reports were distributed to the Board members in advance of the meeting. With three new members on the Board who did not receive them in advance, Ms. Wolter read through the Balance Sheet and Profit & Loss Report. Debbie Kahanek asked about the electricity reimbursements for the owners of units with heat tape. Ms. Wolter responded that she would issue the 2019/2020 and 2020/2021 reimbursements as soon as possible after the heat tape is turned off this spring. David Walstad made a motion to accept the financials as presented. Bonnie Wolfensparger seconded. The motion passed unanimously.

Infractions

Infractions were discussed during Executive Session.

Old Business

Reserve Funding & Buy-In Assessment

There was discussion regarding the Buy-in Fee. At the Board's request, Ms. Wolter reported that she spoke with representatives from two local title companies and found that most associations they deal with do not charge a buy-in or transfer fee, and that if they do the fee is low. The Board agreed to make no changes to Reserve Funding or to the Buy-In Assessment at this time.

Board Volunteers

At the Board's request, Ms. Wolter sent out an email blast with information about being a Board member and to request volunteers. It was noted that the email blast was sent on March 16th.

Concrete Repair

Members discussed the need for repair to driveways and walkways. A walk-through will be scheduled for May to identify and prioritize repairs.

Pond Clean Out

MMM emailed S&E Ward's to request pricing and scheduling. A pond clean-up day is scheduled for April 10th.

Exterior Painting

MMM will prepare RFP and solicit bids to paint Units 200-208. Ms. Wolter will forward this to the Board. Tony McCrackin will be available to meet with paint contractors.

Doggie Pot Contract

This was discussed at the annual meeting. Tony McCrackin will continue to service the Doggie Pot stations through December 31, 2021.

Community Workday

It was decided that this will be combined with the pond clean-up day.

New Business

Election of Officers

Board members discussed their availability to serve as Officers. After discussion, nominations these people were nominated:

President:	Debbie Kahanek
Vice President:	Tony McCrackin
Secretary/Treasurer:	David Walstad

Debbie Kahanek made a motion to elect the Officers as nominated. Barbara Frare seconded. The motion passed unanimously.

Executive Session

Debbie Kahanek made a motion to enter Executive Session at 12:06 pm. The motion was seconded by Tony McCrackin and passed unanimously. Chris Brome left the Zoom meeting.

Discussion during Executive Session included: Infractions

Debbie Kahanek moved to end Executive Session at 12:31 pm. Bonnie Wolfensparger seconded. The motion passed unanimously.

Post Executive Session Action

The Board asked Ms. Wolter to email the Rules and Regulations to all homeowners who have provided their email address, and to request that owners who rent their units attach the document to their leases.

Next Meeting Date

The next Board of Directors meeting will be held on June 8, 2021 at 5:30 pm via Zoom.

Adjourn

The meeting was adjourned by Debbie Kahanek, President, at 12:50 pm.

RESPECTFULLY SUBMITTED BY Tracey Wolter, Association Manager, Mountain Mansion Management.

I hereby certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

David Walstad
David Walstad, Secretary

Date: 8/11/2021