

CROSSROADS PARK OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
March 20, 2021 – 10:00 am
Via Zoom

Call to Order

The meeting was called to order at 10:03 by Tim Lund, President. Mr. Lund asked Tracey Wolter to chair the meeting.

Introductions

Members present were Tim Lund, Barbara Frare (Chris Plemons), Stuart & Pamela Hoshide, Debbie Kahanek, Tony McCrackin, Sharon Scritchfield, John Sorrell, Reda Trumbo, David & Linda Walstad and Bonnie Wolfensparger. Tracey Wolter, Community Association Manager with Mountain Mansion Management was present and hosted the Zoom meeting. Everyone introduced themselves.

Determination of Quorum

Proxies were designated to Tim Lund by Linda Ellerbeck and to Tony McCrackin by Joanne Lowe. With twelve (12) units represented in person and by proxy, more than 20% of the membership was in attendance and a quorum was deemed present.

Approval of Meeting Minutes

The 2019 Annual Meeting Minutes were distributed to the members with the meeting notice. Members waived reading the minutes aloud. There was no discussion, and no changes were requested. Tim Lund moved to approve the minutes of the April 20, 2019 Annual Meeting as presented. Debbie Kahanek seconded, and the motion passed unanimously.

The February 22, 2021 Budget Ratification Meeting Minutes were distributed to the members with the meeting notice. Members waived reading the minutes aloud. There was no discussion, and no changes were requested. Debbie Kahanek moved to approve the minutes of the February 22, 2021 Budget Ratification Meeting as presented. Tony McCrackin seconded, and the motion passed unanimously.

2020 Financial Reports

Tracey Wolter presented the financial reports included in the meeting packet and answered questions from the members. Debbie Kahanek made a motion to accept the financials as presented and Shannon Stogdill seconded the motion. The motion passed unanimously.

Election of Directors

Debbie Kahanek gave a brief overview of the importance of having a full Board of five Directors and asked for volunteers. Mr. Lund explained that he is not able to serve another term this year. After discussion of people's availability and Board member responsibilities, Tim Lund made a motion to nominate the following slate: Barbara Frare, Debbie Kahanek, Tony McCrackin, David Walstad and Bonnie Wolfensparger. Reda Trumbo seconded the nominations. A vote was called, and all members were in favor of electing the nominees.

Directors Serving a 1-Year Term: Barbara Frare, Debbie Kahanek, Tony McCrackin, David Walstad, Bonnie Wolfensparger

Old Business

Concrete Repair/Replacement: Debbie Kahanek gave a report on an investigation into who has responsibility for maintaining, repairing, and replacing driveways, walkways, and sidewalks.

According to the Declaration of CC&Rs, Article IV, Section 4.03, "Unit Boundaries of Units. Unit owners are responsible for the maintenance, repair and replacement of the properties located within their unit boundaries, except as provided in this Declaration. The boundaries of each Unit are as depicted on the map or Plat of Crossroads Park, PD." The term "Unit" is defined in the Rules and Regulations of Crossroads Park Owners Association, Inc., Article Two, "Definitions".

This section states: "'Unit' – Any plot of land upon the Plat of Property which is designated and intended for use as a single-family dwelling unit, with the exception of any Common Element delineated as such on the Plat". The Plat for each filing for the subdivision depicts the Lots, or Units, as including the driveway and walkway areas.

Based on this review of the documents, the Board has decided that maintenance, repair and replacement of driveways and walkways are the responsibility of the individual owners. Maintenance, repair and replacement of sidewalks is the responsibility of the HOA if they are located on Common Element.

Discussion of the past repair/replacement of driveways followed. Members agreed that while the HOA members and Board previously agreed that the HOA should fund driveway and walkway repair, that going forward, driveway/walkway maintenance, repair and replacement will be an owner expense.

A walk-through of the neighborhood will be done in May, to identify and prioritize common area concrete repairs. This will include common walkways and minor sidewalk repair.

New Business

Annual Yard Sale: Members asked Ms. Wolter to check with the city of Montrose about restrictions on community garage sales. If allowed, this may be scheduled for May.

Pond Clean Up Day: Debbie Kahanek reported that Tony McCrackin has been doing a considerable amount of work on the ponds this winter to clean out the cattails. He is suggested that once the pond is dryer, more vegetation can be raked out and either removed or burned. He will look into getting a burn permit. There is a bid from S&E Ward's for approximately \$6,000.00 to clean out both ponds. Mr. McCrackin suggested that with volunteers helping, this expense can be eliminated. A Community Work Day will be held on April 10th at 9:00 am.

Exterior Painting: Debbie Kahanek reported that based on the reserve study it is time to start painting the buildings. The Board is suggesting that the 200-208 building is the first to get painted, and that it should happen this year. The existing paint is faded and cracking. The Board will work on choosing a new color scheme and Mountain Mansion Management will assist with finding paint contractors willing to bid and do the job.

Short Term Rental Amendment: There was discussion regarding the failure of the amendment. It is believed that most owners were in favor of the amendment but that the ballot was poorly worded, and the vote may have failed for this reason. Members requested, and the Board agreed, that this should be considered again in the future. At this time, there are no units being rented on a short-term basis.

Exterior Changes to Units Need Board Approval: The Board would like to remind all owners that any exterior changes to the units must first have written Board approval prior to the work being done. All requests should go through Mountain Mansion Management. Fines may be imposed if changes are made without approval.

Doggie Pot Stations: Tony McCrackin serviced the doggie pot stations in January, February and March at the same cost as in 2020 (\$50.00 per month). Owners discussed the need for the stations. One suggestion was to remove them to cut back on expenses. Other members support leaving them in place because they do get used by many of the dog owners in the neighborhood. Debbie asked if there were any other members interested in the job. John Sorrell knows of a rental resident who is interested. Members agreed to have Tony McCrackin continue to provide the service through 2021.

Adjournment

The meeting was adjourned at 11:25 am.

RESPECTFULLY SUBMITTED by Tracey Wolter, Community Association Manager, Mountain Mansion Management.