

CROSSROADS PARK OWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
Saturday, August 3rd, 2024, 10:00 AM
Montrose County Offices 1845 S Townsend Ave, Montrose, CO 81401

Call to Order

The meeting was called to order at 10:05 am by Debbie Kahanek, Board President.

Introduction

Board members Debbie Kahanek, Teri Watkins, Cyndi Holman, Mel Ott were present in person; Barbara Frare attended by Zoom, along with RaeAnne Hadley and Maddy Hadley from Design HOA.

Determination of Quorum

With fifteen units represented in person and via proxy, Debbie Kahanek stated a quorum was deemed present.

Approval of August 5, 2023, Annual Meeting Minutes

Teri Watkins moved to approve the minutes from the August 5, 2023, Annual Meeting, Cyndi Holman seconded, and the motion passed unanimously.

2024 Financial Reports

RaeAnne discussed the financial reports and went over the financials presented in the packet. RaeAnne answered questions.

Nomination and Election of Directors

Debbie asked if there were any volunteers to serve on the board for 2024-2025. Debbie asked the current board members if they would volunteer for another year and all agreed. Debbie moved to approve the board members as stated and all homeowners approved, the vote passed unanimously.

Old Business

- a) Source unexpectedly closed their HOA company and the Board immediately started to look for another management company. Fortunately for us, RaeAnne Hadley was in the process of starting her own company. She agreed to take on our HOA and a contract was approved and signed by the Board.
- b) Painting scheduled for units 260-254 in June
- c) Roofing scheduled for units 260-254 in September
- d) Climb cut down and trimmed a number of trees and bushes.
- e) Reserve Study and Financials
- f) Proposed amendment to the Bylaws to officially change the Yearly Meeting Date was passed

Debbie discussed how to make HOA assessments and explained due to the rising costs of online processing fees, payments can only be made by check or setting up bill pay with the homeowner's bank. Payments need to be made out to Crossroads Park and not Design HOA. The mailing address is 321 S. 1st St. #2156 Montrose, CO 81402. Debbie explained that she was not going to go over the old business as it was included in the discussion for new business.

New Business

- a) The completed painting at 254-260. Painting in 2025 will be units 246-252. Debbie explained that next year units 246-252 will be the ones painted.
- b) Special Assessment for roofing on units 254-260. The cost is \$850 per owner or \$85 per month for the next 10 months. We are required by State law to have a community wide insurance policy and the insurance carrier requires us to maintain and repair the roofs. The date for the work to begin is yet to be determined. Special Assessments for roofing will continue for the next 8 years until all units have a new roof. Units 246-252 are scheduled for replacement in 2025. Debbie reviewed the fiduciary responsibilities of the HOA to make sure they are compliant with the state and with insurance. Debbie explained that previous boards didn't want to increase dues to put into reserves and the special assessments are necessary to cover the costs of new roofs.

- c) Add new gutters for units 265 & 267. Debbie explained the gutters needed spring cleaning due to the high spring winds and they will be cleaned again in the fall. She discussed the gutter issues at 263-265 and a new downspout at 261 to redirect the water. A member clarified that the packet stated it would be 265-267 and Debbie explained it was an error, the units to be addressed were 263 and 265.
- d) Climb! will continue to remove dead trees and trim overgrown ones. Debbie discussed the past work Climb! has done for the HOA and the need to hire them this year to remove dead trees. Debbie explained one of the aspen trees fell and damaged the roof and gutter at unit 248. Debbie explained that wind and rain caused a second tree to fall. Debbie discussed the need to be proactive to eliminate trees to prevent further building damage. The question was asked if the dead maple on Hillcrest will be removed. Debbie verified that the bid from Climb! for 2025 work will include that tree. The question was asked if the HOA will be planting new trees. Debbie explained that the HOA will not be replanting, but homeowners are allowed to plant new ones in the place that old ones were at. She explained the stumps must be ground out and that is where the new tree will be allowed. Debbie explained approval will still be required. Debbie explained the trees in the backyards are the homeowners' responsibility and must be trimmed to stay off the fence or the roof. Debbie explained the trees along the school are their responsibility and she will be contacting the director to have the trees trimmed.
- e) The 2nd pond needs to be cleaned and needs to be added to next year's budget. Debbie discussed researching other options instead of digging the pond out every year. She explained the board is working with S&E Ward for other options.
- f) 39%, 20 out of 50 units are rentals. Discuss possible addition to the Declarations regarding STR (short-term rentals). Debbie explained that almost 40% of the units are rental units. She explained that there is not an STR policy for the HOA. Debbie explained that the Board would like to work on a policy that would only allow for rentals of 30 days or more. A member asked if the HOAs insurance company will increase the rates if this policy is approved. Debbie explained that it would not have any effect on the insurance. The HOA insurance is for the community property of the HOA. Homeowners are responsible for maintaining insurance on the interior of their units. The member asked if the HOAs insurance company would put in writing that the HOA insurance would not increase if STR's are allowed. Debbie explained that she would discuss that with the insurance company to see if they would be willing to do that. A member stated they found one of the units are advertising for a room rental and wondered if the new amendment would prevent this. RaeAnne explained that she would need to check into current Federal and State laws regarding the issue*. After the meeting, RaeAnne researched the current laws and the Equal Opportunity Housing Law makes it illegal to discriminate in making housing unavailable because of race, color, religion, sex, handicap, familial status, or national status, therefore, the room rental within the HOA is legal.
- g) Insurance for water leaks between Homeowner's units and water meter. Debbie explained that homeowners are responsible for gas, sewer and water leaks and any damage done to the yard. Debbie explained that Black Hills Energy offers insurance to cover these lines and homeowners may reach out to them to get a quote. Barbara explained that Allstate and State Farm also offer these programs. Debbie discussed that the HOA is not responsible for fill dirt, broken water lines, foundation repairs, crawl spaces or issues that may have been caused by the original builder.

Owners Comments

- Debbie explained that Teri, Cyndi and Mel live in the neighborhood full time, she lives in Crossroads parttime, and Barabara lives on the eastern side of the state so if a homeowner has a question, they can ask one of the board members or email RaeAnne at Design HOA at info@designhoa.com. RaeAnne explained the governing documents and meeting minutes are also on the website at www.designhoa.com.
- A homeowner asked if there were a lot of delinquent homeowners. Debbie explained that most homeowners are current and the Board is working with a couple who are behind.
- A homeowner asked how long it was going to take the roofing to be completed. Debbie explained it usually takes a week to a week and a half. Another homeowner asked about the different costs for roofing. Debbie explained that it depends on the units as one group has only two units, while another group has five units, and the next grouping has four.
- An owner asked what happened to the previous painter and if insurance covered the loss. Debbie explained that

the painter did a quarter of the work before getting into legal trouble and was arrested. There was no way to recoup the money that he had taken.

- Debbie asked RaeAnne to discuss the changes to two of the policies for the HOA. RaeAnne explained that the House Bills passed by the State of Colorado now mandated how collections and violations had to be handled. All correspondence must be mailed via certified mail with the cost being passed down to the homeowner who is non-compliant. RaeAnne discussed that the violation bill that passed allows the homeowner two 30-day warnings before any fines can be charged. The maximum amount the fine can be is \$500 per violation.
- A homeowner stated they read where assessments were due January 1st. RaeAnne explained that the HOA is set up on quarterly assessments and the board has agreed to allow homeowners to make a monthly payment. There will be no late fees if the monthly payment is made within the due date.

Adjournment

The meeting was adjourned at 11:05 am by Debbie Kahanek. The Board went into Executive Session at 11:13 am.

Respectfully submitted by RaeAnne Hadley, Design HOA