

CROSSROADS PARK OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

August 2nd, 2025, at 10:00 AM MDT

1845 S Townsend Ave, Montrose, CO 81401, and Zoom

Call to Order & Determination of Quorum

Board members present were Debbie Kahane, Teri Watkins, and Cyndi Holman. 5 homeowners were present in person, and 3 via Zoom. RaeAnne Hadley and Maddy Hadley from Design HOA were also present. With three of the five board members present the quorum requirement was met. Debbie called the meeting to order at 10:04 AM.

Approval of Minutes from August 3rd, 2024

The minutes of the prior meeting were distributed to homeowners and Board members in advance of the meeting. Reading the minutes aloud was waived. Teri moved to approve the minutes as presented. Cyndi seconded and there was no further discussion. With all in agreement, the motion passed.

Financial Reports

Debbie discussed the bank accounts are healthier now than what they were a few years ago. Debbie discussed the Board's decision to move \$100 per month from the operating account into the reserve account to slowly rebuild reserves.

Old Business

- a. 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

This topic was discussed in New Business.

- b. The 2nd pond needs to be cleaned and needs to be added to next year's budget

This topic was covered in New Business.

- c. 39%, 20 out of 50 units are rentals. Discuss possible addition to the Declarations regarding STR (short-term rentals)

There was no discussion over this topic in the meeting.

New Business

- a. The completed painting at 246-252. Painting in 2026 will be units 236-244

Debbie explained the painting for units 246-252 went smoothly and the Board did not receive any homeowner complaints. The painting for 2026 will consist of houses 236-244. There is no time set for when the painting project will begin at this time.

- b. Roofing for units 246-248 will begin September 1st, 2025. Double Layer of ice and water shield on units previously requiring heat tape would increase the roofing cost by \$2,500

Debbie stated the 2025 roofing project will begin September 1st, the houses that are getting new roofs will be units 246-248. Debbie explained the HOA is going to be adding a double layer of ice and water shield to the units to remove the need of heat tape. Units 246-252 will be the first units to have the double layer added to their roofs. The layers of ice and water shield will add an additional \$2,500 to the roofing bid.

- c. Special Roofing assessments will continue for the next 7 years. 2026 roof replacements will be units 200-208

Debbie discussed all roofs will be replaced over the next 7 years. The roofs that will be replaced in 2026 are units 200 to 208. Debbie explained the special roofing assessments may increase over the next few years due to increase in price of materials and labor.

Debbie encourages homeowners to reach out if Elevate or Spectrum are digging to install high-speed internet. This can cause damage to the sprinkler systems and they will need to be replaced or repaired, if they are damaged.

d. Insurance Increase

RaeAnne explained there will be an increase in insurance dues in 2026 and the following years. American Family Insurance has dropped all of their HOA clients and stepped away from HOAs altogether. Other insurance companies are taking advantage of this and increasing their rates from 10-15%.

e. City of Montrose water increase and back flow testing required by Colorado State Law

The City of Montrose is increasing the price of water in 2026. The city is also implementing irrigation backflow testing, as required by state law. Backflow testing is \$85 per valve, the backflow tests will be done once a year.

f. Climb! Fall/Spring tree maintenance

Debbie explained the HOA has multiple watering zones and each zone has a different schedule. Debbie explained the HOA does snowplow the sidewalks and the driveways if there is more than 2 inches of snow. The Board and homeowners expressed their concern over the quality of landscaping this year. There have been multiple yellow spots in the grass this year from the shorter cut grass. Debbie encourages homeowners to reach out to the Board to report any landscaping issues so the Board can contact Brookstone to fix the issue.

g. Bid for 2nd pond to remove liner and dead cattails

Debbie explained the HOA is looking to have the second pond cleaned out. Debbie will be reaching out to Brookstone in the spring for a bid on the pond. The Board estimates the pond to cost around \$10,000.

h. Assessment payment due dates, delinquent dates, and payment options

Debbie explained quarterly dues can be paid monthly at \$238.87. Payments are due on the 1st, late after the 15th, and delinquent on the 30th of every month. Due to increase in postage, late fees have increased from \$39.68 to \$40.58. Debbie clarified the board will not be waiving any late fees, unless under special circumstances. Debbie encourages homeowners to set up automatic payments with their bank or Pay HOA, to avoid late fees. Debbie explained the roof assessment payment options of either a single \$850 payment or \$85 monthly for 10 months, with the final payment in April. Debbie explained there may be HOA due increases in the next few years. The board is allowed to raise the HOA dues by 5% without votes from homeowners, by Colorado State law. If the Board wishes to raise dues more than 5%, a vote will be sent out to homeowners and would require two-thirds homeowner approval for the vote to pass.

i. Board member volunteer Bob Fuller

The Board introduced a new homeowner who has volunteered to run for the Board. Bob Fuller is currently living in Grand Junction while his son lives in Crossroads Park. Bob and his wife plan to move into the HOA when his son moves out. The Board agreed to bring Bob onto the board, increasing the Board to six members.

Board Elections

2025 Board Members

President- Debbie Kahanek
Vice President- Teri Watkins
Secretary/Treasurer- Lorraine Desjardins
Member at Large- Cyndi Holman
Member at Large- Barbara Frare

2026 Board Members

President- Debbie Kahanek
Vice President- Teri Watkins
Secretary/Treasurer- Bob Fuller
Member at Large- Lorraine Desjardins
Member at Large- Cyndi Holman
Member at Large- Barbra Frare

Homeowner Questions

- A homeowner expressed her concerns over her HO-6 insurance policy. She asked if the HO-6 covered the roofing assessments. Debbie explained the policy does not cover roofing repairs due to wear and tear. Design HOA explained she would reach out the attorney for confirmation over the HO-6 coverage.
- A homeowner asked about a broken sprinkler head they had found over by the flowers. The homeowner asked if they should directly reach out to Brookstone directly or if they should contact the Board. Debbie explained all irrigation issues need to go through the Board. Brookstone will not work on the HOA without Board approval, to help keep costs within budget.
- A homeowner asked if the HOA is responsible for crawl spaces. Debbie explained owners are responsible for their crawl space. It should be checked yearly to make sure there are no issues. Debbie explained it is

recommended that owners put down heavy duty plastic sheeting over the dirt to prevent Radon gas from coming into the unit.

- d. A homeowner asked if the Board needs to approve changing the doors and windows in a unit. Debbie explained owners do need Board approval before replacing windows or doors.
- e. A homeowner asked of the roads are going to be repaved. Debbie explained Montrose will be doing street paving in the HOA next year. RaeAnne will be contacting the City to find out what the scheduled date will be.

Next Meeting Date

The next meeting will be held October 15th, 2025 at 6:30 PM. This will be the fourth quarter Board of Directors meeting, held via Zoom.

Executive Session

The Board voted on the new Board positions and discussed insurance policies, landscaping, collections, and the roofing project.

Adjourn

The meeting was adjourned at 11:25 AM by Debbie Kahanek.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA