

CROSSROADS PARK OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

October 29th, 2025 at 6:30 PM
Via Zoom Online Meeting

NOTICE IS HEREBY GIVEN, that a regular Board of Directors meeting of the Crossroads Park Owners Association, Inc. will be held at 6:30 PM on October 29th, 2025. The meeting will be held via Zoom Online Meeting.

The purpose of the Board of Directors Meeting is to approve prior meeting minutes, review 2025 financial statements, discuss capital projects, and any other business that may come before the Board. All owners are encouraged to participate.

Join Zoom Meeting

<https://us06web.zoom.us/j/82681810238?pwd=bcwQMvTGpG1ibJWNrTg79LCiz8lNKw.1>

Meeting ID: 826 8181 0238

Passcode: 400654

CROSSROADS PARK OWNERS ASSOCIATION
c/o Design HOA

Email: Info@designhoa.com

EXECUTIVE BOARD MEETING
October 29th, 2025 at 6:30 PM MDT
Via Zoom

AGENDA

1. Call to Order & Determination of Quorum
2. Approval of Minutes from July 9th, 2025
3. Financial Reports Through October 2025
4. Old Business
 - I. July Increase to \$716.62 per quarter or \$238.87 per month. Special Roofing Assessment of \$850 or \$85 per month for 10 months.
 - II. Late Fees \$39.68 per month will not be waived
 - III. Trash Can Storage
 - IV. Cleaned out Pond for improved water flow. Estimate to clean out 2nd pond
5. New Business
 - I. Need Integrity Painting Bid for units 236, 238, 240, 242 & 244
 - II. Need Roofing Plus Bid for units 200, 202, 204, 206, 208 & 210
 - III. Current Monthly HOA dues are \$238.87 per month. \$85 per month Special Roofing Assessment paid in full by the end of April. Next Special Roofing Assessment will be determined dependent on the bid received from Roofing Plus for 2026.
 - IV. Trash cans MUST be stored in the garage per the governing documents. It is considered a violation if left outside.
 - V. Bid for Brookstone to clean out 2nd pond
 - VI. New mailing address for Design HOA coming soon
6. Owners Forum
7. Executive Session

Pursuant to CRS 38-33.3-308 4(e) Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; (f) Review of or discussion related to any written or oral communication from legal counsel. (Note - Executive Session is between the Board members, management, and legal counsel if requested to attend. All other owners present should be requested to leave the meeting area when the Board enters Executive Session.)
8. Next Meeting Date:
9. Adjourn

CROSSROADS PARK OWNERS ASSOCIATION

EXECUTIVE BOARD MEETING MINUTES

July 9th, 2025, at 6:00 PM MDT

Via Zoom

Call to Order & Determination of Quorum

Board members present were Debbie Kahanek, Teri Watkins, Cyndi Holman, and Barbra Frare. 5 homeowners were also present. RaeAnne Hadley and Maddy Hadley from Design HOA were also present. With four of the five board members present the quorum requirement was met. Debbie called the meeting to order at 6:00 PM.

Approval of Minutes from April 9th, 2025

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

Financial Reports Through March 2025

The financials were handed out prior to the meeting. RaeAnne went over the profit and loss, stating the HOA has brought in \$32,000 this year from assessments. Insurance has gone up slightly, RaeAnne explained two insurance companies have dropped HOA's, the other companies are taking advantage of this by raising their dues. RaeAnne explained she is expecting insurance to increase next year as well. RaeAnne explained electricity has stayed on budget so far this year. RaeAnne explained she is still looking for a new snowplow vendor with only one response this far from Storm King, she has other messages into other companies with no replies this far. RaeAnne went over the Budget vs. Actual, explaining the HOA is still expecting \$47,000.00 to come in from third and fourth quarter HOA dues. RaeAnne explained Design HOA just billed out for the third quarter assessments and the special roofing assessment, fourth quarter assessments are coming up later this year. The painting was completed under budget at \$17,000.00 instead of the predicted \$20,000.00.

Old Business

- a. Special Roofing Assessment
- b. Pay HOA and Online Payment Options

RaeAnne explained everything is going smoothly with Pay HOA, more homeowners are logging into their accounts and taking advantage of the online bill payment option.

- c. Open Board Position

New Business

- a. Bid from Roofing Plus for units 246, 248, 250 & 252 to start in September

Roofing Plus has submitted a bid and was accepted by the board. A notice will be sent out to homeowners closer to the appointment date.

- b. July Increase to \$716.62 per quarter or \$238.87 per month. Special Roofing Assessment of \$850 or \$85 per month for 10 months.

Debbie explained homeowners are allowed to pay the roofing assessment in full or make the monthly payments of \$85 over 10 months. Debbie explained some homeowners have been struggling with late fees because they use automatic bill pay from their banks. Debbie explained it takes about seven days for the bank to cut and mail the check out and it takes an additional seven days for Design HOA to receive the check. Debbie encourages homeowners to be aware of the time it takes for Design HOA to receive the checks. HOA due dates have remained the same, with payments due at the first of every month and considered late on the fifteenth of every month.

- c. Late Fees \$39.68 per month will not be waived

Design HOA and Crossroads is allowing some leniency due to delays with the mail system. Payments are

considered delinquent on the fifteenth of every month, and a late fee will be added to accounts by the 30th. The Board will not be waiving late fees unless for special circumstances. If homeowners have concerns about their payments, they are encouraged to reach out to Design HOA. RaeAnne clarified that Design HOA does not decide who gets late fees and who gets their fees waived. Due to Colorado State laws that decision is held entirely by the Board.

d. Trash Can Storage

Teri reminded homeowners that trash bins need to be placed in the garage or in their backyard, unless they are on the street for trash collection day. Debbie reminds homeowners that if their trash cans are not stored properly, Design HOA will send out a violation letter that could lead to a fine down the road.

e. Cleaned out Pond for improved water flow. Estimate to clean out 2nd pond

Debbie explained earlier this year that the HOA hired a company to clean out the pond. The company removed the cattails, and 38 truckloads of dirt that had built up over 15 years. The pond is now much deeper and able to hold more irrigation water for the HOA. The HOA is now planning on cleaning out the second pond however this pond will require more work. The second pond has a liner at the bottom, which will need to be removed, the drain to the pond is higher than the bottom of the pond so the remainder of the water will need to be pumped out before work can begin. The HOA is bringing Brookstone out to examine the pond and give a bid for the work.

f. Wasp Nests

Debbie explained wasp nests are the responsibility of the homeowners, and the HOA is not responsible for their removal.

g. Bob Fuller, new candidate for Board of Directors election

Debbie explained Bob Fuller is interested in running for an open spot on the Board in the upcoming annual meeting. Bob currently lives in Grand Junction, but he owns a house in the HOA where his son currently lives.

h. Vehicle Speed in the HOA

Debbie reminds homeowners that the speed limit in the HOA is 25 miles per hour. If a homeowner sees someone speeding through the HOA, they are encouraged to get the license plate or find which unit the car belongs to and contact Design HOA.

i. Backflow Inspection to be done every 2 years

RaeAnne explained the city of Montrose has begun to enforce a law that mandates all irrigation backflow systems are inspected every two years. The city does not do this work, but Design HOA has found a vendor who will do the testing. The vendor charges \$85 per valve. The vendor, Design HOA, and the Board have not set an exact date for the valves to be inspected, but the Board will keep the homeowners informed.

j. Gutter Cleaning Scheduling

Storm King will be coming out to clean out the gutters. Debbie reminded homeowners the company will need access to the backyards to pick up any debris that may fall off the roofs. An email will be sent out at a later time, informing when Storm King is coming out.

Homeowner Questions

- a. A homeowner asked if cracks in the driveway are taken care of by the HOA or the homeowners. Debbie explained the first 8 feet from the garage is the homeowner's responsibility and anything after 8 feet becomes the HOA's responsibility. Debbie explained that replacing the driveways is expensive and the current projects of roofing and painting take priority to the driveways.
- b. The homeowner asked if the dryer ducts will be inspected and if they were covered by the HOA. Debbie explained the dryer duct inspections are the responsibility of the homeowner.

- c. A homeowner asked if the pond cleaning affected the water bill or if it affected the HOA dues. Debbie explained the HOA does not have a water bill other than the electricity to the pump, which does not affect the homeowners.
- d. A homeowner voiced their concerns about how many homes were going up for sale in the HOA with the HOA dues rising. Debbie explained the HOA dues are rising to pay for the new roofs and paint, which they are required to maintain by state law. Debbie explained while there are more houses for sale, the houses are selling despite the raising fees.
- e. A homeowner explained they sent in a check for their third quarter dues, and it took two weeks for Design HOA to receive the check. The homeowner asked if there was an easier way to pay their dues and why it took so long for the check to go through. RaeAnne explained they have been experiencing issues with the Post Office. RaeAnne explained homeowners can use Pay HOA to pay their dues online. RaeAnne explained Pay HOA charges \$1.95 for ACH payments and 3.25% + 0.50¢ for cards.
- f.

Next Meeting Date

The next meeting will be held at 10 AM on August 2nd, at the Montrose County Human Services Building (1845 S Townsend) for the Annual Meeting.

Executive Session

Debbie called the executive session to order at 6:38 PM. The board discussed the increase in insurance fees, financials, and compliance issues within the HOA.

Adjourn

The meeting was adjourned at 6:49 PM by Debbie Kahanek.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA

Crossroads Park

Balance Sheet

As of Oct 27, 2025

Label	Total
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Assets

Bank Accounts	
Crossroads Operating Account	\$27,902.95
Crossroads Reserve Account	\$3,407.84
Total Bank Accounts	\$31,310.79
Other Assets	
Accounts Receivable	\$20,289.45
Total Other Assets	\$20,289.45
Total Assets	\$51,600.24

Liabilities and Equity

Liabilities	
Accounts Payable	\$0.00
Accounts Receivable - Prepays	\$3,404.53
Total Liabilities	\$3,404.53
Equity	
Equity	\$48,195.71
Total Equity	\$48,195.71
Total Liabilities and Equity	\$51,600.24

Crossroads Park

Profit vs Loss Cash

Jan 1, 2025 - Oct 27, 2025

Category	Total
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Income

Assessments	\$89,151.83
Special Roofing Assessment	\$14,303.18
Reserve Contribution	-\$300.00
Total for Assessments	\$103,155.01
Late Fees	\$533.28
Interest	\$41.11
Total Income	\$103,729.40

Expenses

HOA Management	\$17,800.68
Violation/Collections	\$706.24
Total for HOA Management	\$18,506.92
Insurance Liability, D&O	\$13,295.56
Utilities	
Electricity	\$728.00
Water	\$234.57
Total for Utilities	\$962.57
Tax Prep	\$150.00
Common Area Maintenance	\$885.62
Gutter Maintenance	\$2,575.00
Landscaping Maintenance	\$22,769.16
Back Flow Testing	\$165.00
Tree Maintenance	\$4,322.50
Pond/Ditch Maintenance	\$6,200.00
Total for Common Area Maintenance	\$36,917.28
Capital Projects	
Painting	\$17,000.00
Roofing	\$38,960.00
Total for Capital Projects	\$55,960.00
Total Expenses	\$125,792.33
Net Total	-\$22,062.93