

CROSSROADS PARK OWNERS ASSOCIATION

EXECUTIVE BOARD MEETING MINUTES

February 8, 2023 at 5:30 PM MDT

Via Zoom

Call to Order & Determination of Quorum

Board members present were Debbie Kahanek, Teri Watkins, Barbara Frare, Linda Ellerbeck and Mel Ott. 5 homeowners were also present. RaeAnne Hadley from Source HOA was also present. With all Board members present the quorum requirement was met. Debbie Kahanek, President, called the meeting to order at 5:33 PM.

Approval of Minutes from November 2, 2022

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

Financial Reports Through January 31st, 2022

The financial reports, including the Balance Sheet and the YTD Budget vs Actual, were distributed to Board members in advance of the meeting. RaeAnne Hadley reviewed the financials and answered questions. Debbie Kahanek motioned to accept the reports as presented. Teri Watkins seconded and there was no further discussion. With all in agreement, the motion passed unanimously.

Old Business

Updates on Unit Repairs

Debbie Kahanek discussed units that sustained water leaks from the roof and units still needing repairs done that couldn't be completed with the winter temperatures. As soon as the temperatures increase, the approved repairs will commence.

Gutter Replacement

Debbie explained that the gutter replacement is on hold until the larger capital projects can be done, and funds can be replenished. Debbie discussed the unusual rainfall that Colorado had this past year, and that foundations and crawl spaces should be checked for moisture. The dirt around the foundations needs to be built up as weather washes it away from the foundation, and the HOA has been sent contact information regarding this. She reminded homeowners that the foundation and crawlspaces are the their responsibility.

Paying Dues on AppFolio

RaeAnne explained the payment process through AppFolio. Paying with a checking account is free, but the software processing company charges fees that Source has no control of. RaeAnne recommended that owners use their checking accounts to avoid any additional costs.

Driveways

Debbie discussed the driveways were completed. RaeAnne explained that the vendor, Casey, contacted Source, and as a gesture of goodwill, would like to come out in the spring and put a second coat of sealer on the driveways. He explained that this would not cost the two homeowners anything, as they had already paid for the sealer this past fall. Mel brought up that ice melt should not be used on the driveways. He found a concrete and pet friendly product called Moton's Safe T Pet. It can be ordered on Amazon or Walmart online and delivered to homeowners' doors.

New Business

Painting on Units 262-270 in May, \$26,463. Next group 254-260 for 2024

Debbie reviewed the schedule for the next units that will be painted. Eric with Efficiency Painting will pick up a deposit check at the beginning of March to purchase the paint. The painting is estimated to begin in May, but if the temperatures get warmer sooner, he will begin earlier. Notification will be sent out beforehand.

Roof at 262-270 completed in November. Next group 254-260 estimated for September

Debbie discussed the need to move forward with the roofing projects due to the builder not laying a proper roof and underlayment completely missing on some units, allowing weather to enter the units. Funding for the capital projects will need to come from raising assessments or having another special assessment. Further discussion will occur during the executive session.

Trail Cameras for Dog Waste Offenders

Debbie discussed that homeowners or renters are not picking up dog waste from the HOA, mostly in the center section. She reminded homeowners that this is a violation of HOA policy, and renters are obligated to follow the rules and regulations. If the renters do not follow the rules, the homeowner can be fined. After discussion regarding trail cams versus signs and with the current budget, it was recommended that signs be tried first. Teri verified that she is still maintaining the dog stations and that most homeowners are using the stations appropriately. Further discussion will occur in the executive session.

Homeowner Questions

Kay Potter asked if the HOA was going to help with the DMEA bill for the heat tape. Debbie verified that they would help this year. Larry asked if the HOA or Source would reach out to concrete vendors and get an estimate on replacing driveways and the homeowners splitting the costs for those who want their driveways replaced. Debbie said she would reach out to Casey and see if he would be interested in submitting a bid for homeowners. Barbara discussed the increase in insurance premiums. She explained that insurance is raising their prices 30-40%. Source has reached out to two other insurance companies for bids and Barbara will review all three providers for the best fit for the HOA. Teri asked if Source could send out an email blast to remind homeowners that parking on the street overnight is a violation of the HOA policies and homeowners or renters need to park in the visitor parking spaces instead of on the street.

Next Meeting Date

The next Board of Directors meeting will be scheduled in February.

Adjourn

The meeting was adjourned at 6:25 pm by Debbie Kahanek.

Executive Session

Capital projects, trail cameras, delinquencies, late fees, dues, and special assessments were discussed.

RESPECTFULLY SUBMITTED by RaeAnne Hadley, Source HOA.