

CROSSROADS PARK OWNERS ASSOCIATION

EXECUTIVE BOARD MEETING MINUTES

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

Via Zoom

Call to Order & Determination of Quorum

Board members present were Teri Watkins, Lorraine Desjardins, Cyndi Holman, and Debbie Kahanek. 6 homeowners were also present. RaeAnne Hadley and Maddy Hadley from Design HOA were also present. With three of the four board members present the quorum requirement was met. Teri called the meeting to order at 6:12 PM.

Approval of Minutes from January 8th, 2025

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

Financial Reports Through March 2025

The financials were handed out prior to the meeting. No discussion was held regarding the financials. Teri moved to accept the financials as presented. Cyndi seconded; the vote passed unanimously.

Old Business

New Business

a) Integrity Painting bid for units 246, 248, 250 & 252

RaeAnne explained Integrity Painting has given a bid of \$17,000 to paint the next set of units. Integrity will be coming out at the end of May to paint units 246, 248, 250, & 252. Teri moved to accept Integrity Painting's Bid. Debby seconded; the motion passed unanimously.

b) Special Roofing Assessment

Debbie explained the roofing bid was less than anticipated. Debby discussed lowering the special assessment to last year's fees of \$850 rather than keeping the \$960 fees. Debbie made a motion to lower the special roofing assessment fees. Cyndi seconded; the motion passed unanimously. The \$850 roofing special assessment fees will begin July 1st. Homeowners are able to pay this in full or make the minimum monthly payments of \$85 over the course of 10 months.

c) Insurance Increase

Barbra explained the insurance has increased again this year. The HOA is looking at other bids to find the best price, however Travelers is still the best insurance company for the price. RaeAnne explained that American Family Insurance has dropped all their HOA clients and other insurance agencies are taking the opportunity to increase their fees.

d) Climb! Bid

Debbie explained Climb! will be coming out later this summer to get rid of most of the aspen trees, including the trees along Hillcrest.

e) S&E Ward Pond Work

Debbie discussed using S&E ward again for the pond clean up. Debbie explained the smaller pond will need to be worked on this summer as it is becoming an eyesore and water won't be able to flow through there due to cat tails.

f) Pay HOA and Online Payment Options

RaeAnne explained the new HOA software is working well, and the Crossroads page is live to all homeowners. RaeAnne explained the new software does have online payments, homeowners are still

allowed to send in checks at no charge.

g) Roofing Plus for bid on units 246, 248, 250 & 252. Work to be done in September
Debbie explained the roofing work will begin in September.

h) Open Board Position

Debbie explained a board position has opened up. Debbie explained that if homeowners have any questions or would like to volunteer for the board, to email RaeAnne or one of the current board members.

Homeowner Questions

A homeowner asked if Brookstone would be taking the place of S&E ward, to work on the ponds. Debbie explained the owner of S&E Ward was bought out by their partner who has now changed the name to Brookstone.

A homeowner asked if there was a current homeowners list available. Debbie explained there was not an updated list at this time, an email will be sent out to homeowners asking if they would like to be on the list.

A homeowner asked how to set up automatic bill payments. Debbie explained the best way is to set it up through your bank who will send a check each month.

Next Meeting Date

The next Board of Directors meeting will be held sometime in July.

Adjourn

The meeting was adjourned at 7:08 pm by Debbie Kahanek.

RESPECTFULLY SUBMITTED by Maddy Hadley, Design HOA