

CROSSROADS TOWNHOMES ASSOCIATION

Board of Directors Meeting Minutes

Wednesday, September 22nd – 12:00 PM MDT

Virtual via GoToMeeting

Attendance:

Crossroads Board of Directors

- Lou Gilster
- Eric Northrop
- Jasper Garibaldi
- Laurel Wilkerson
- Shawn Heisdorffer

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Robin Hoffmann – HOA Administrator

GoToMeeting Access Instructions

Join the meeting from your smart device:
gotomeet.me/AlpineEdgeHOAMangement/crossroads-townhomes-board-meeting---92221

You can also dial in using your **phone**:
United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 919-527-005

AGENDA

I. Welcome

A. Roll Call; Determine Quorum

The board members and Management called roll: Jasper Garibaldi, Lou Gilster, Eric Northrop, and the Alpine Edge Representatives.

Jasper motioned to start meeting; Eric Northrop seconded. The meeting began at 12:00pm.

II. Old Business

A. Review of Summer Landscaping Services

The Board and Alpine Edge (AE) discussed Sunrise and Alpine Tree's landscaping for the season.

The Board would like to see more focus in between the buildings. Extra attention needs to be given to spraying and pulling the weeds in the rocks. It was noted that there appeared to have

been some neglect to these areas on the row homes prior. Also noted was that these areas were sprayed three times in the Summer of 2021.

AE will be reaching out to Laura and Lori soon for access to their garages to turn off irrigation for the season. Once AE receives the final water bills from the Town, we will get these payments set up in the proper amount to pay the owners back for the irrigation usage.

The Board requested that AE advise Sunrise to please blow or sweep off fertilizer pellets from walkways, porches, decks as they can be toxic.

III. New Business

A. '21/'22 Snow Removal Contract

No RKR this year, they cited staffing issues. AE has reached out to a few different contractors and are waiting for their bids. We will get this nailed down as soon as possible and get it sent to the Board for approval. AE will also reach out to Reid to see who they are using, as sharing the cost seems like it would be an effective and efficient way to move forward. AE will advise the Board further as we learn more.

B. Upcoming Maintenance

i. Walkthrough Review

Steven – talked about when he walked with Lou and Jasper. They noticed that the backside of many properties needed work, there were a lot of deck, joist, nail heads, paint touch ups, and assorted jobs moving forward. They were also going to address all siding issues.

Row homes, garages trim pieces 1-2' trim really weathered. Need to be treated.

The front side decks have chipped paint, this needs to be surveyed in order to address salvage, versus full rot, versus good, until next year.

Eric said the rails are in bad shape and really need to be a priority; they will need to be sanded before staining. **Steven will survey all row homes for rails so we can get a ballpark on T&M with cap.**

Lou – mentioned that the side trim by the garage is rotting. He said that historically, the people who shoveled the front sidewalks would shovel snow away from those areas around the garages.

Steven said that we will try to get plow and shovel services with the same company. Eric agreed.

ii. Fall Priorities

iii. Vermin Entry in 683B

Orkin looked at Dale's place and said that it has to be structural because the problem is not in the attic. Eric said that he has seen squirrels.

Jasper – mentioned that we have to be careful not to close up the area if squirrels are in the house.

Brett – asked if there were any other maintenance items?

Eric – brought up how the alleyway needs to be brought up to par in the Spring.

Steven – said that we have been talking about doing a seal coating, but near-term is eroding and needs milling and resurfacing.

Eric – said that they have done a seal coat before, but that another solution for longevity needs to be found. We need to assume that the asphalt will be bad after this winter. We will work on a bid.

Steven – mentioned that he reached out to A-Peak Asphalt and that we will also have to have a bigger conversation with the neighbors off the alley.

B. Rules & Regulations Update

Brett sent a draft to the board for updates and parking issues and ability to act quickly seem to be the biggest issue at hand.

Lou – mentioned that he had been looking at these and that Kevin had done a bunch of updates. He also mentioned that he had done some updates and passed them around to the board and that the board had added more than just parking.

Brett – said that we can integrate and review the rules and regulations. He said that May 2016 was the most recent set that AE has on file and asked that the board please forward to AE so that we can make sure we are all on the same page.

Eric –brought up how we haven't really talked about STR stuff yet. He was wondering if we should allow them or not as an HOA and felt that the board needs to talk about this.

Brett – said that he has an on screen topic for this and that we will touch on STR's after rules and regulations.

Eric – voiced that he felt parking and significant recommendations should come first. His stance against a rule nixing STR ability would impact property values, but we need solid rules and regs in place.

AE – stated that our stance is that we pay close attention and have owners reach out about issues. We focus on tightening rules and regulations as well as providing fine structure to all, following that, we track and fine violations. The rules and regulations added smell as an annoyance.

We don't monitor long term rentals; this is not a service we provide.

The board agreed on the change, and Brett updated it in the document. Steven asked that the board review the fine schedule and confirm everything.

Parking – we have parking placards to mail out once we have the announcement of the rules and regulations, but this requires board approval.

Brett – said he wants to get this out soon and asked for the boards plan on the updates?

Lou – said that something also needed to be added about the satellite dishes.

Eric – agreed with Brett and said to give them a one-pager on parking and provide a comprehensive update later.

Brett agreed.

Lou agreed.

Jasper agreed.

Steven – According to CCIOWA, the HOA has the ability to limit dishes in Associations, and have discretion as to where they are located, but they cannot be banned.

Lou – brought Comcast back up.

Brett – Asked that the issue of dishes be put in the board updates and revisited then. As far as parking is concerned, we want to communicate that we will file unique serial numbers with every owner to protect you from a tow. Owners with vehicles abusing the system will be fined. It is easier to stomach a fine than a tow. The serial number will make it easier to identify who is breaking the rules. In terms of enforcement, the board would initiate an email with the rest of the board and then we must decide if we are going to wait for the majority response to decide between a fine and/or a tow?

Steven – pointed out that there is signage, and the policy will be sent to all the owners. He mentioned that he would like us to have discretion and keep the policy black and white to remedy the situation.

The board agreed with Steven that if an owner contacts us regarding parking, we will pass on that information to the board for approval. If and when the board contacts us is when we can move forward.

Eric had to hop off 1:02 pm. Lou only has 10 more minutes.

Brett – we will get an email out asking everyone to contact us with their proper mailing address and then be able to provide a mailing time.

Brett - Talked about architectural improvements. One was internal changes.

Overstepping? Laura's issue was ADU but not registered with the Town. Then it became a legal issue. Otherwise, don't deal with inside people's homes.

We touched up the verbiage of #8 and will amend #9 saying that all renters will be provided with this document. We also clarified a few things in the Enforcement of Rules and Regulations section.

Lou – said that the biggest violation over the years has always been parking, but the couple changes that were made would provide the clarity needed for enforcement.

- i. Enforcement**
 - ii. Parking System**
 - iii. Owner Announcement**
- b. Short-Term Rental License Developments**

C. General Board Comments

D. Set Tentative Date & Time of Next Board Meeting & Annual Meeting

E. Adjournment

Jasper and Lou.