

CROSSROADS TOWNHOMES ASSOCIATION

Board of Directors Meeting Agenda

Friday, May 27th, 2022 – 9:30 AM MST

Virtual via GoToMeeting

Attendance:

Crossroads Board of Directors

- Lou Gilster
- Jasper Garibaldi
- Laurel Wilkerson
- Lori Antolec

Alpine Edge Representatives

- Steven Frumess – General Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

GoToMeeting Access Instructions

Join the meeting from your smart device:
<https://meet.goto.com/237429525>

You can also dial in using your **phone**:
United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 237-429-525

1. Roll Call; Determine Quorum

The meeting was attended by Lou Gilster, Laurel Wilkerson, Jasper Garibaldi, Lori Antolic, and the Alpine Edge management team.

2. Addition of 5th Board Member – *Circle Homes Candidates*

Steven addressed the Board and expressed the importance of having a fifth Board member for voting purposes. There have been no volunteers from the circle homes. Lori asked if an email communication could be sent to the owners. AE will send communications to owners today.

3. New Business

- A. Spring Walkthrough Recap
- i. Asphalt Reseal Project

Lou addressed the Board and thought it was a good walkthrough, focusing mainly on asphalt and work on the decks. Reed Management took the lead on asphalt, and Steven will get with A-Peak Asphalt or Jet Black to repair these issues. Steven asked the Board if they would want to execute both the asphalt and deck projects this summer and broke down the prices of each. Steven also informed the Board he is trying to get a bid for the concrete work. Lori said there is a 4-inch gap between concrete slabs. Steven said these projects need to be prioritized.

- ii. Deck Inspection Results

Steven encourages the Board to take care of the structural issues sooner rather than later. Laurel said she believes the Board should move forward

with the Deck repairs. A bid from Rafa was presented to the Board for review. Lou thinks Rafa did a good job looking at the decks and asked if he used a ladder to inspect the decks. Kimberlyn confirmed that he did.

Steven presented the Board with the amount in the Reserve fund and what would be left over after the deck project.

Lori asked if there was a difference in price for Trex rather than cedar. Steven broke down the difference between Trex and cedar and told her that replacement would have to occur throughout the Association rather than just on the decks that need repairs.

There was a discussion on whether the deck floors were the owner's or HOA's responsibility. Steven informed them of the vocabulary in the Bylaws and Declarations. Jasper asked if they could require owners with hot tubs to make updates to the floors. Steven said they could not, but a community message could be sent out to owners reminding and encouraging them to take care of their limited common elements.

Steven presented the different options the Board had with Rafa's bid. The Board would like to move forward with the structural work, deliberate on the rest of this project, and get back to Alpine Edge with a plan. Lou will meet with Bonnie to let her know that the deck replacement will prioritize over some of the landscaping.

There was a motion to approve Rafa's bid for the structural deck work to 643A by Jasper, which Laurel seconded, and all were in favor.

Laurel asked if the paint color could be sent so she could make repairs to her screens and door.

Jasper asked if there was a bid for landscaping. Steven said there is no bid yet; however, he is starting spring clean-up and irrigation in the first week of June. Lori would like to adjust when irrigation is turned on due to the piping against her building. Steven is contacting the contractor to see his schedule last year and see if he could do it early morning.

B. Budget Cycle Change – *November to October*

Lou asked what the ramifications would be if they changed their FY. Steven said Governing Docs determine the fiscal year but can be changed with a Board vote unless otherwise stated in the documents. Steven went through how this could be changed if the owners were required to vote per the governing documents. Steven asked the Board why they wanted to change. Lou said Winter is an expensive time of year.

4. General Board Comments – *Set a date for the next Board and Annual Meeting*

Depending on the governing documents, the Board would like to move the Annual Meeting to late Oct or early Nov. Steven believes the budget is Board approved, not owner ratified.

The next Board meeting is tentatively set for September 2nd at 9:30 am.

Jasper asked if there is an estimate on when we will receive bids for landscaping and asphalt. Steven said it is to be determined, but he has initiated the processes.

The Board would like to prioritize the asphalt project over the nonemergent deck issues.

5. Adjournment

There was a motion to adjourn made by Laurel, which Jasper seconded. The meeting was adjourned at 10:30 am.