**Bradley Crossroads Townhomes Homeowners Association Meeting Agenda**

**07/06/2021**

Minutes of 2nd Official Bradley Crossroads Townhomes Homeowners Association Board Meeting of 2021, Colorado Springs, CO, held on Zoom at 6PM on the 6th day of July, 2021

1. Call to Order
2. Roll Call

Jordon Guinane

Jacque Guinane

Crystal Aukens-Management Company Representative

QUORUM NOT MET

1. Old Business
2. Maintenance of Common Areas
3. Snow Removal-Goodspeed
4. Pet waste removal-The Scoop
5. Trash service-Waste Systems
6. Work order forms
7. Contact Information
8. Crystal Aukens (MVP Homes)

(719) 459-0561

[bradleycrossroads@gmail.com](mailto:bradleycrossroads@gmail.com)

1. Warranty Department

[j.elliottwarranty@gmail.com](mailto:j.elliottwarranty@gmail.com)

1. Status of Roofs
2. Drury has completed all replacement of roofs in entire neighborhood
3. New Business
4. Financials
5. Current balance of checking account: $54569.29
6. Insurance
7. Insurance cost has increased to $1781.88 per month due to more units being placed on insurance policy upon completion and closing
8. Communication with Homeowners
9. Facebook page is set up for communication with neighbors.
10. “Bradley Crossroads”
11. Basics
12. Late fees
13. A payment is considered late if it is received by the management company after the 10th of every month or if the post mark date is after the 7th of every month
14. Late fee is $10
15. Late fees are added onto the invoice for the following month.
16. Ex. If a payment for April is received on April 12th and post marked on April 9th, the homeowner will pay the $10 late fee will be added onto the invoice for May.
17. Work order forms
18. If damage is noticed in the community, send in a work order form to management company
19. Allow 3-5 business days for information to be received and processed
20. Work order forms will also be used for submission of renovations to the Board
21. Fire Hazards
22. Cigarette butts-Dispose of them properly. Do not place in rocks or in planting pots
23. Dryers-clean lint out of dryer traps in order to reduce risk of fire
24. Grills-All charcoal grills are to be kept at least 10ft away from the building. Propane grills cannot have tanks larger than 2 gallons
25. Parking
26. Garages-All homeowners must use their garages for parking rather than storage
27. Guest parking-All parking spots out front are guests parking
28. No parking on Pleasant Port View-violators are subjected to towing by the city
29. One homeowner has asked for there to be assigned parking
30. Meetings
31. All homeowner concerns are addressed at upcoming Board meetings.
32. October 5, 2021
33. Meetings will be held over Zoom due to COVID-19
34. Community/Budget Meeting
35. Purpose: go over and vote on proposed budget for the following year
36. September 7, 2021
37. Announcement will be made on Facebook page as well as the website and mailbox. Homeowners will also receive an email informing them of the community/budget meeting.
38. Open Forum
    1. Marielle Gagstetter would like to speak to the board about assigned parking.