

Aurora at Cross Creek Homeowners Association

Board of Directors Meeting Minutes

May 25, 2023 at 6:00 PM

Cross Creek Community Clubhouse

Call to Order: Thomas Glivar called the meeting to order at 6:15 PM. The meeting was held via at the Cross Creek Community Clubhouse.

Board members present: Thomas Glivar, Nelson Wahlstrom and Jacque Wahlstrom.

Board members absent and excused: None.

CPMG Staff: Korey Bueng, Association Manager.

Contractors: Gary Craig from Front Range Property Solutions, and Russell Thomas of Supreme Commercial Care.

Homeowner's Forum: There were two homeowners present at the meeting. Some of the topics that were discussed included dog waste removal, excessive noise from neighbors, and non-compliant grills in the community.

President's Report: Thomas gave an update on the issues the community is facing, including the condition of the community's rooves after recent hail storms and ideas for future snow removal.

Manager's Report: Korey provided an update on daily operations.

Minutes:

- **Motion:** On a motion duly made, seconded and unanimously carried, it was resolved to approve the February 2023 meeting minutes as written.

Financials/Legal:

- **Motion:** On a motion made by Thomas Glivar, seconded by Jacque Wahlstrom and unanimously carried, it was resolved to approve the February 2023 financials subject to audit.
- **Motion:** On a motion made by Thomas Glivar, seconded by Jacque Wahlstrom and unanimously carried, it was resolved to approve the March 2023 financials subject to audit.
- **Motion:** On a motion made by Jacque Wahlstrom, seconded by Thomas Glivar and unanimously carried, it was resolved to approve the April 2023 financials subject to audit.

Business & Discussion Items:

- The Board discussed a proposals for cleaning the community's dryer vents from Front Range Duct Cleaning, Front Range Property Solutions, and First Onsite, and did not take any action.
- The Board discussed proposals for cleaning the community's gutters from Collegiate Painting Service LLC and Heritage Roofing, and did not take any action.
- The Board discussed proposals to repair the top step of 23400 E. 5th Drive #203 from Front Range Property Solutions and WDR Restoration & Construction, and did not take any action.
- The Board discussed a proposal from Knott Laboratory LLC to inspect 23406 E. 5th Place for structural defects and did not take any action.
- The Board discussed the condition of the community's rooves after recent hail storms with Gary Craig of Front Range Property Solutions.
- The Board discussed ideas for future snow removal with Russell Thomas of Supreme Commercial Care.

Architectural: None.

Correspondence: None.

Hearings: None.

Adjournment: 7:39 PM

Executive Session: Please refer to executive session minutes.

Next Meeting: August, 2023 at 6:00 PM