CROSSWINDS PRESERVE II CONDO ASSOCIATION

BOARD MEETING MINUTES

SEPTEMBER 15, 2025

Attendees: Ralph Berginz, President

John Schindhelm, Vice President

Dave Hammer, Treasurer

Carol Bender, Secretary

Gregg Ehlert, New Board Member

The meeting began around 7:40 p.m.

As required, the Board met to decide which Board member will hold which position. After much discussion, it was decided that Gregg Ehlert would be the Vice President and John Schindhelm would be President. Dave Hammer and Carol Bender would retain their current positions as Treasurer and Secretary, respectively

Carol provided Gregg with a listing of tasks performed by each Board Member, including a list of those items whose responsibility are decided as needed.

The meeting ended around 7:50 p.m.

CROSSWINDS PRESERVE II CONDO BOARD MEETING

MARCH 19, 2025

ATTENDEES: JOHN SCHINDHELM, VICE PRESIDENT
DAVE HAMMER, TREASURER
CAROL BENDER, SECRETARY

ABSENT: RALPH BERGINZ, PRESIDENT

Finances

a. Summit CD 5K – Current rate is a little over 4%. Dave will use $2000 from checking and $3000 from the Money Market at US Bank, to open a CD this week (total $5,000). He will try to get a one year or 18 month CD.

b. 2024 Taxes – taxes have been completed; Dave will pick them up this week. We will owe around $800, mainly due to interest earned on the Reserve Fund. Payment will be made from money in the Reserve Fund.

c. Miscellaneous –

    a. All dues have been paid for the first quarter of 2025.

    b. There were no unexpected expenses so far this year.

Insurance

We received an estimated cost increase from Travelers Insurance for 2025 of $1,872. R&R is analyzing other companies to find us the best rate and will provide options by mid-April. Our policy expires April. 31. Dave will follow up with them and schedule a Board Meeting.

Property Appraisal (per updated Declaration)

Amendment 4 of the Declaration, which provided changes to the insurance section of the Declaration, requires that a property appraisal be obtained every 5 year. We never officially had an appraisal, other than the estimate provided by the insurance company. An approximate cost for an appraisal would be around $1,200. We can schedule an appraisal anytime within 1-3 years, based on when our budget allows.

Lawn Care Services (Legacy)

We are all set for lawn care services with Legacy for the season. Dave will touch base with them to determine start dates, days of work, and dates for bush trimming.

d. Cleaning of gutters and fascia – Crosswind I is having their gutters and fascia washed. Dave will wait to see how it looks and what it costs, then we may want to consider having it done.

e. Driveway Slab at 14236 W. Honeyager (Linda's) – There was a large crack in the concrete prior to occupancy, but the builder refused to fix it. Now, that crack has enlarged and the concrete is starting to pop up. Dave will get a quote on repairing it.

f. Siding at John's Condo (3925 Five Iron Court) – John patched the siding where the satellite dish was removed, but it didn't hold. Dave will have the siding company look at it and get a cost for fixing or replacing some of the boards.

Law Firm Document Review

a. Synopsis of Video Conferences with Lawyers - John attended the virtual seminar and provided a brief synopsis:

    1. Minutes – should basically reflect only what happened at the meeting – what decisions were made by the Board, not the actual discussions that were held.

    2. If an approval was made by the Board over the phone or email, it should be reflected in the next meeting minutes.

    3. Any contract approvals should be noted in the minutes. Large contracts require bids, smaller contracts do not.

    4. Contracts should include start and completion dates, warranty, payment, remedies and termination policies; especially large contracts. The lawyer could review the contract to ensure everything is properly included.

    5. A professional should be hired to develop the Reserve Fund. The fund contributions should not just be a percentage of the budget. A proper Reserve Fund avoids the need for special assessments, which almost always lead to litigation.

b. Status of CTA – The CTA has been suspended for 2025 (and 2024). New guidance will come out later this month. It may now be limited to foreign corporations, and not be a requirement for board members.

c. Complete Review of Documents – All Bylaw and Declaration documents were sent to the lawyer. They are currently reviewing them and will provide their recommendations for possible changes to us later this month or early April.

John was invited to attend more seminars tonight and tomorrow.

2024 Year in Review

CROSSWINDS PRESERVE II CONDO ASSOCIATION BOARD MEETING

AUGUST 28, 2025

MINUTES

Present: Ralph Berginz, President

John Schindhelm, Vice President

Dave Hammer, Treasurer

Carol Bender, Secretary

The meeting began at 11:00 a.m.

Bushes

Prior to the meeting, the Board approved the purchase and installation of 4 Double Play Doozie Spirea bushes to replace the Junipers that were removed early this summer; 2 each at 3935 and 3905 S. Five Iron Court. Installation will be performed in October 2025.

Trees

Dorshak Tree Specialists came out and looked at all the trees on the property; Dave Hammer walked around with them. All are healthy, but in need of trimming. No discussion was held about fertilization. The tree that is leaning at 14236 W. Honeyager Dr. okay, shouldn't be any problems with it falling. A quote was received at $2,467.50; which is about $130 per tree. The Board approved the contract. Carol will send in the signed contract. The work will be performed in winter of 2026; We will be billed after the work is completed. Discussion will be held at the Annual Meeting to see if owners want to pay through special assessment of $200, or increase the dues about $10 per month.

2026 Budget

The 2026 budget is proposed at $45,200. Snow removal increased $300 from $11,300 to $11,600. Water, Sprinkler System, and Building Maintenance stayed the same, at $1,800, $1,200, and $2,000, respectively. Lawn Care increased from $13,375 to $13,600. Miscellaneous increased from $185 to $200. Insurance increased from $11,000 to $12,500. Grounds-Extra decreased from $1,500 to $1,000. Professional Services increased from $200 to $1,300. No mulch is planned; so that category went from $3,000 to $0. The Operating Fund Budget fees decreased from $270 to $269.05,

Dave, Ralph, and John will go to the banks to affect those changes sometime after the Annual Meeting.

Meeting ended at 12:00 p.m.

CONDO BOARD POLICY #1

DATED NOVEMBER 16, 2022

CLARIFICATION OF BYLAWS/DECLARATION AS IT PERTAINS TO DOOR MAINTENANCE AND REPAIR

As discussed at the Annual Condo Association Meeting, there was confusion relative to who is responsible for maintenance, repair, and replacement of doors. The Board met and has developed the following rules/guidelines in accordance with our By-laws:

Exterior Front Entrance Door

Unit owners are responsible for maintenance and repair of the Exterior Front Entrance Door. Association is responsible for replacement of Exterior Front Entrance Door, due to normal wear and tear. Any repairs/maintenance must consist of the same materials and appearance (color) and must be approved by the Board of Directors prior to any work being performed.

Exterior Front Storm/Screen Door

This door was not part of the original construction. Owners who wanted them, bought their own. As such, the Unit Owner is responsible for repair, maintenance and replacement of this door.

Patio Door

The Patio door is considered a "window" according to our Declaration. As such, it falls under the unit owner's responsibility. Any maintenance, repair or replacement must be approved by the Board of Directors prior to work being performed.

Exterior Garage Door

The Association is responsible for the exterior finish of the Exterior Garage Door. The Unit Owner is responsible for the repair, maintenance, and replacement of the Exterior Garage Door. Any maintenance, repairs, or replacement must consist of the same materials and appearance (color) and must be approved by the Board of Directors prior to any work being performed.

Door Connecting Condo to Garage

This is considered an interior door. As such, repair, maintenance, and replacement is the responsibility of the Unit Owner.

Reminder: To ensure consistency of all the exterior condo doors in the Association, all maintenance, repairs, and replacements must be approved by the Board of Directors prior to any work being performed.