

**CROSS CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 15, 2019**

**I. CALL TO ORDER**

The Board of Directors meeting was called to order at 6:00 p.m.

Board member Don Morrissey attended in person. Julian Gelfand, Rob Luhrs, and Van Stenzler attended by telephone.

Owners Mike and Jean Wells of unit 304, Georgina Morrissey of unit 105 and James Karo of unit 104 attended in person. Owners Greg Peckham of unit 101 and Carla Jimenez and Jim Freeman of unit 106 attended by phone.

Representing Summit Resort Group was Kevin Lovett.

**II. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the November 9, 2018 Board meeting were reviewed. Don made a motion to approve the minutes as written. Julian seconds and the motion carried.

**III. FINANCIAL REVIEW**

SRG reported on Financials as follows:

*December 31, 2018;*

December 31, 2018 close financials report \$8,258 in the Alpine Operating acct., \$23,158 in the Alpine 100 Bldg. Reserve Acct., \$76,246 in the Alpine 200/300 Building reserve and \$58,782 in the Alpine Ctr. Bldg. Reserve acct. The Operating Painting funds report \$100 in 100 Bldg. painting fund, \$1,543 in 200/300 painting fund and \$483 in the Center Bldg. painting fund.

Overall operating expenses are 6% over budget through December 2018.

**IV. RATIFY BOARD ACTIONS VIA EMAIL**

Don moved to ratify the following actions discussed via email:

1-26-19 2017-18 Tax Return, approved

Rob seconds and the motion passed.

**V. 100 BUILDING FUNDING**

The 100 Building Owners and the Board discussed the status of the 100 Building funding to include regular ongoing maintenance and planning for future reserve projects to include roof replacement. It was noted that the overall funding needs to be increased to include both an increase to the regular “ongoing” items as well as the “larger” capital items such as roof replacement. To that end, a proposal to include both an increase to the regular annual funding and a special assessment was discussed. Upon review, the 100 Building Owners (4 units represented out of a total 6 units in the 100 Buildings) supported increasing “annual” maintenance funding by \$5,000 and to institute a special assessment to fund the roof replacement of \$85,000. The \$85,000 will be collected in 3

payments, over the next 3 years beginning with the “1/3” of the \$85,000 billed and due this coming July 1, 2019.

## **VI. MANAGING AGENTS REPORT**

A brief managing agents report was reviewed.

## **VII. OLD BUSINESS**

The following Old Business items were discussed;

### *A. Center Building Improvements;*

The Board and Owners discussed the “3<sup>rd</sup> part” of the “phase 2” Center Building improvements, the interior Bath and Locker Room upgrades. Materials were discussed. (It is noted that after the meeting, Owners and Board members present viewed the material options “on site” in the bathroom/ locker room). Upon discussion, Don moved to proceed with the BW Enterprises proposal with the “final material details” to be selected; Rob seconds and the motion passed. Jean Wells and Cindi Sale were thanked for their work on the project.

### *B. 200/300 Front door replacement;*

Replacement of the 200/300 Building unit front doors was discussed. It was noted that a survey was sent to all 200/300 Building Owners. 8 Owners responded with interest in replacing their unit front doors. 3 Owners stated that they were not interested. The Board discussed the following options to proceed:

- Allow Owners wishing to replace their unit front doors with the approved replacement door at their own individual expense
- Do Not allow individual Owners to replace their front doors
- Replace all unit front doors with a special assessment of all 200/300 Owners

It was noted that the unit front doors are not required to be fire rated. Upon discussion, the Board agreed to revisit at the 2019 Annual Owner Meeting, noting to Owners of the 200/ 300 Building that “unless we hear otherwise from a majority of Owners, all unit main entry doors (2 per unit) on the “parking lot side” of the building will be replaced funded by a special assessment of approximately \$3200 per unit”.

## **VIII. NEW BUSINESS**

The following New Business item was discussed;

### *A. Closet Rental;*

SRG and Board discussed the possibility of renting the “conference room” in the 100 building (across from the exercise room) to SRG for SRG’s storage of housekeeping supplies (towels, sheets and soaps). The Board and SRG will discuss further.

### *B. 200/300 Building Water;*

The Town of Frisco completes testing of the water in the buildings in Frisco. A recent report from the Town of Frisco states that elevated lead levels have been found in some buildings in Frisco. Testing of the 200 and 300 buildings by the Town of Frisco is underway.

**IX. NEXT MEETING**

The next meeting will be the 2019 Annual Owner Meeting scheduled for Friday May 24, 2019 at 6:00 pm.

**X. ADJOURNMENT**

With no further business the meeting adjourned at 7:44 pm.

Approved: \_\_\_2-21-20\_\_\_