

**CROSS CREEK CONDOMINIUM ASSOCIATION
ANNUAL OWNER MEETING
MAY 24, 2019**

I. CALL TO ORDER

Rob Luhrs called the meeting to order at 6:00 p.m.

II. PROOF OF NOTICE/ QUORUM/ INTRODUCTIONS

Notice of the meeting was sent to all Owners on April 24, 2019 via US mail.

With 17 units represented in person or via telephone and 5 by proxy, a quorum was reached.

The following units were represented in person:

- 102 - Board member Lindee Sebald attended by phone
- 104 – Owners James and Mary Karo in person
- 105 – Board member Don Morrissey attended by phone
- 106 – Owners Carla Jimenez and Jim Freeman attended in person
- 200 - Owner Gerald Frick attended in person
- 202 – Owner Andrew Cunningham by phone
- 203 – Owners Paul and Cindy Sale attended in person
- 206 – Owner David Falk attended by phone
- 207 – Owners Steve and Fran Capps attended in person
- 210 – Owner Van Stenzler attended by phone
- 211 – Owners Joe and Sue Ehrhardt attended in person
- 302 – Owner Dan Winters and Kathy Gross attended in person
- 304 – Owner Jean Wells in person
- 305 – Board member Julian Gefland by phone
- 308 – Board member Rob Luhrs in person
- 310 – Board member Gerald and Pam Dziejzina in person
- 311 – Owner Rachel Maslowsky attended in person

The following units were represented by proxy:

- 100 – Max and Sharon Zweig, proxy to Rob Luhrs
- 201 – Dean Dowson, proxy to Rob Luhrs
- 204 – Paul Carlton, proxy to Rob Luhrs
- 306 – Debbie Carosella proxy to President; additionally Real Estate Agent John Winston attended in person
- 309 – Richard Travis, proxy to Joe Ehrhardt

Kevin Lovett, Ryan Eaton and Hayes Walsh were present on behalf of Summit Resort Group.

Owners introduced themselves.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the 2018 annual owner meeting were reviewed. Upon review, Jim Freeman made a motion to approve the minutes from the 2018 Annual Owner meeting as presented. Steve Capps seconded, and the motion carried.

IV. PRESIDENT'S REPORT

President Rob Luhrs welcomed everyone to the meeting and thanked them for their attendance. Rob thanked Summit Resort Group for their work at the complex

V. FINANCIAL REVIEW

The Owners discussed the financials as follows:

Year to Date, April 30, 2019 Financials

April 30, 2019 close financials report \$26,490 in the Alpine Operating acct., \$22,648 in the Alpine 100 Bldg. Reserve Acct., \$84,629 in the Alpine 200/300 Building reserve and \$45,859 in the Alpine Ctr. Bldg. Reserve acct. The Operating Painting funds report \$100 in 100 Building painting fund, \$1,548 in 200/300 painting fund and \$484 in the Center Building painting fund.

The Profit & L vs budget as of April 30, 2019 was reviewed and reports overall operating expenses are \$4,649 over budget year to date. Areas of major expense variance were reviewed.

2017-18 200/300 and 100 building operating account "true up" transfers:

The 2017-18 fiscal year end 100 building and 200/300 building operating account reconciliations were discussed. Upon review, Jean Wells moved to ratify the following account true ups;

“Motion to “ratify” the following “true up” plan: “transfer \$3365 from the operating account to the 100-building reserve account and transfer \$1619 from the operating account to the 200/300 building reserve account.”

Paul Slade seconds and the motion passed.

Capital Planning

Capital plans for the 100 building, 200 & 300 building, and Center building were presented.

VI. MANAGING AGENT'S REPORT

Kevin Lovett presented the following manager's report:

Kevin thanked site manager Hayes for his good work around the complex and thanked the Board for their efforts this past year.

Completed Items: in addition to the routine daily items, the following items were reported on as complete:

- Routine inspections/ tune ups of clubhouse boiler/ mechanical and fire systems
- Inspections of unit boilers (2018)
- Cleaned and inspected fire places and dryer vents (2018)

- Fire systems testing and inspections to include repairs to the 100 building fire sprinkler system
- Inspections of sto and deck railings
- Roof inspection and maintenance
- Exterior touch up painting (all buildings)
- Interior clubhouse touch up painting
- Replacement of failed windows in the 200/300 buildings
- Dead / Fallen tree clean up (ongoing)
- Annual insurance renewal
- Annual registrations with Dora, Secretary of State
- Asphalt parking lot crack sealing, seal coating and restriping (2018)
- Replaced pool cover

Discussion Items; the following discussion items were reviewed:

-Insurance and “Loss Assessment Coverage”; The Board and Owners discussed insurance, and coverage options available to Owners through their individual unit insurance policy to include “loss assessment coverage”. Owners are encouraged to obtain loss assessment coverage from their individual insurance providers.

-Center Building bathroom / locker room remodel; It was noted that the center building bathroom/ locker room remodel project was underway and should be completed within the next 2 weeks.

Projects; the following projects for 2019 were discussed:

100 Building projects slated for 2019 include:

- allocation for gutter and heat tape repairs
- allocation for individual unit concrete patio surface repairs

200/300 Building projects slated for 2019 include:

- allocation for siding and sto needs
- allocation for windows

Center Building projects slated for 2019 include:

- allocation for sto needs
- allocation for gutter/ heat tape needs
- allocation for wall / ceiling painting
- allocation for hot tub components
- allocation for indoor hot tub leak repairs
- allocation for Outdoor hot tub cover
- allocation for bathroom locker room remodel

Owner Education; During Owner Education, “technology and social media safety” was discussed.

VII. OLD BUSINESS

The were no Old Business items to discuss.

VIII. NEW BUSINESS

The following New Business items were discussed:

A. 100 Building Funding increase; The Board and Owners briefly discussed the 100 Building funding increase plan. As discussed at the February 2019 Board of Directors meeting, it was noted that the overall funding needs to be increased for the 100 Building 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 funding plan to include an increase to “annual” maintenance funding by \$5,000 and institution of 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.

B. Unit Doors; The Board and Owners discussed the 200/300 Building unit front doors. In accordance with the governing documents, unit doors are the maintenance and replacement responsibility of individual unit Owners. At the 2018 Annual Owner Meeting, feedback from a few Owners was received stating that their individual unit front door needed replacement. A survey was sent out in 2018 soliciting input from Owners. Results from the 2018 survey as well as more recent feedback received from Owners with regard to a proposed “bulk replacement” of all unit front doors funded by a \$3200 per unit special assessment was discussed. Concerns of maintaining a uniform exterior appearance versus imposing a special assessment to Owners not in need of replacing their unit front doors were reviewed. Upon discussion, Gerry moved to have the Board of Directors establish a specification for new doors with the actual replacement to be undertaken by individual unit Owners at the individual unit Owners expense and discretion within the established specification; Steve Capps seconds and the motion passed. Gerry then moved that in order to maintain consistency in appearance throughout the complex, all Owners be required to replace their unit front doors to meet the established replacement specification within 5 years; Andy seconded the motion however the motion failed with the majority of Owners opposed. Gerry further moved to have the Board consider approval of the new door specification to include a fiberglass door with a natural wood look similar in appearance to the existing unit doors and that the new door specification include allowance for a window, but not a requirement to have a window and additionally the new door specification should include “paneled” doors (versus flat); Jean seconds and the motion passed. All agreed to create a “door committee” to create new door specification’s and present to the Board for review. A mailer will be sent to all owners to recruit interested Owners to the committee.

C. Short Term Rental Regulations; The Board and Owners discussed Town of Frisco proposed short term rental regulations. Owners that rent short term (less than 30 days) will be required to register with the Town of Frisco.

D. Dogs; Dogs at the complex were discussed. It was noted that the HOA does not prohibit renters and tenants from having dogs. The idea of prohibiting renters and tenants from having dogs was discussed, but the Owners agreed to not implement this prohibition at this time. Owners who rent to tenants that have dogs are encouraged to remind their

rental guests to clean up after their dogs. Owners with complaints of dogs barking or not being picked up after are encouraged to report the information to management.

E. Firewood; The Board and Owners discussed firewood storage. SRG will investigate options to install a “tuff shed” in order to store firewood behind “locked” door.

IX. BOARD OF DIRECTORS

Dan Winters expressed interest in serving on the Board of Directors; Julian Gelfand noted that he would not be running for the Board again as he is selling his unit. Upon discussion, A motion was made to elect Dan to the Board and reappoint the current slate (minus Julian) for another term; the motion was seconded, and the motion passed.

X. NEXT MEETING DATE

The next Cross Creek Annual Owner Meeting will be held on the Friday of Memorial Day Weekend, 2020, at 6:00 pm.

XI. ADJOURNMENT

With no further business, the meeting was adjourned at 7:55 p.m.

Approved: _____5-22-20_____