

**CROSS CREEK CONDOMINIUM ASSOCIATION  
ANNUAL OWNER MEETING  
MAY 22, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 6:02 p.m. The meeting was held via “zoom” video conference.

**II. PROOF OF NOTICE/ QUORUM/ INTRODUCTIONS**

Notice of the meeting was sent to all Owners on April 22, 2020 via US mail.

With 2 units represented in person or via telephone and 2 by proxy, a quorum was reached.

The following units were represented in person:

101 – Owner Sheri Zweig  
102 - Board member Lindee Sebald  
104 – Owners James and Mary Karo  
105 – Board member Don Morrissey  
106 – Owners Carla Jimenez and Jim Freeman  
203 – Owner Mark Kostovny  
204 – Owner Paul Carlton  
206 – Owner David Falk  
207 – Owner Steve Capps  
209 – Owner Jack Arrington  
210 – Owner Van Stenzler  
211 – Owner Joe Ehrhardt  
301 - Owner Heidi Crino  
302 – Board member Dan Winters  
303 – Owners Kirby and David Jones  
304 – Owner Jean Wells  
305 – Owner Amanda Seidler  
306 – Owner Cole Carosella  
308 – Board member Rob Luhrs and Pam Luhrs  
309 – Owners Richard and Lisa Travis  
310 – Board member Gerald and Pam Dziejzina  
311 – Owners James and Rachel Maslowsky attended in person

The following units were represented by proxy:

200 –Gerald Frick proxy to Rob Luhrs  
201 – Dean Dowson, proxy to Rob Luhrs

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

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes from the 2019 annual owner meeting were reviewed. Upon review, Mark Kostovny made a motion to approve the minutes from the 2019 Annual Owner meeting as presented. Dan Winters 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, 2020 Financials**

April 30, 2020 close financials report \$26,885 in the Alpine Operating Account, \$26,434 in the Alpine 100 Building Reserve Account, \$02,870 in the Alpine 200/300 Building Reserve Account and \$16,228 in the Alpine Center Building Reserve Account. The Operating Painting funds report \$101 in 100 Building painting fund, \$1,562 in 200/300 Building painting fund and \$489 in the Center Building painting fund.

The Profit & L vs budget as of April 30, 2020 was reviewed and reports overall operating expenses are \$690 over budget year to date. Areas of major expense variance were reviewed.

##### **2018-19 200/300 and 100 building operating account "true up" transfers:**

The 2018-19 fiscal year end 100 building and 200/300 building operating account reconciliations were discussed. Upon review, Dan Winters moved to ratify the following account true ups;

“Motion to “ratify” the following “true up” plan: “transfer \$2005 from the operating account to the 100-building reserve account and collect an additional \$3271 from the 200/300 building Owners to be placed into the Operating account.”

Jack Arrington 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 (2019)
- Cleaned and inspected fire places and dryer vents (2019)

- Fire systems testing and inspections
- Inspections of sto and deck railings
- 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
- Center Building Bathroom and locker room improvements
- 200/300 Unit door replacement policy established
- Firewood shed
- Center building mechanicals, spare part restock
- 200 building in unit electrical panel replacement, reminder!
- 100 building concrete patio replacements of failed sections

Projects; the following projects for 2020 were discussed:

100 Building projects slated for 2020 include:

- Gutter/ HT, \$1000 allocation
- Stone work, \$1500 allocation

200/300 Building projects slated for 2020 include:

- Roof, \$3,000 allocation
- Gutters/ HT, \$8000 allocation
- Sto, \$4000 allocation
- Stone work, \$3000 allocation

Center Building projects slated for 2020 include:

- Siding, \$500 allocation
- Stone, \$1200 allocation
- Hot tub, \$2500 general allocation
- Hot tub Cover, \$750 allocation
- Pool, \$1250 general allocation

Owner Education; During Owner Education, “insurance coverages” was discussed.

## **VII. OLD BUSINESS**

The were no Old Business items to discuss.

## **VIII. NEW BUSINESS**

The following New Business items were discussed:

A. Painting; It was noted that on the 200/300 building, there are garage doors with flaking paint. Additionally, it was noted that the paint on the entry walkway floors was peeling. A plan will be put in place to address both the garage doors and walkway floors.

B. Window Washing; Washing of window exteriors was discussed. Upon discussion, the 100 Building Owners agreed to have the 100 Building operating account fund cleaning of

all 100 Building window exteriors. For the 200/300 Building, SRG will end 200/300 Building Owners contact information or a qualified window cleaner and Owners may reach out to the window cleaner individually if desired.

C. 100 Building concrete balcony floor; An Owner noted that their balcony floor was in need of repair. This will be reviewed to determine if repairs can be made this year in 2020 or in 2021.

D. Asphalt; An Owner requested that a 1 inch overlay or a “slurry seal” be investigated in order to prolong the life of the asphalt.

E. 100 Building “washing “; The 100 Building will be washed to remove cobwebs and dust.

F. Covid-19; The board and Owners discussed the Covid -19 status in Frisco. It was noted that the clubhouse pool and hot tub are closed as currently required by the state. Upon discussion, the Owners agreed to follow Public Health guidelines and requirements with regard to opening. Cleaning protocols “once open’ were also discussed and it was agreed to follow Public Health guidelines.

**IX. BOARD OF DIRECTORS**

Amanda Seidler expressed interest in serving on the Board of Directors. Upon discussion, A motion was made to elect Amanda to the Board and reappoint the current slate 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, 2021, at 6:00 pm.

**XI. ADJOURNMENT**

With no further business, the meeting was adjourned at 7:30 p.m.

Approved: \_\_\_\_\_