

**CROSS CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**October 22, 2008**

**Conference Call**

**I. CALL TO ORDER**

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

Board members Rob Luhrs, Bryce Hunt, Carol Horn, Dave Falk, Don Crino, Bruce Fleet and Lindee Sebald were present.

Representing Summit Resort Group was Kevin Lovett.

**II. OWNERS FORUM**

The meeting notice was posted on the website. No Owners, other than Board members, were present.

**III. APPROVE PREVIOUS MEETING MINUTES**

Carol Horn made a motion to approve the minutes from the 8-30-08 Board meetings with a correction to the spelling of Lindee Sebald's last name; Rob Luhrs seconded and the motion passed.

**IV. FINANCIAL REVIEW**

Kevin Lovett presented the September 30, 2008 account balances as follows:

September 30, 2008 close financials report that September 2008 close fund balances are:

- \$24,876 in the Operating fund
- \$33,749 in the 100 bldg fund
- \$53,997 in the 200/ 300 bldg fund
- \$49,507 in the Center bldg fund.

The 2008-09 Operating Budget is in place. Kevin Lovett also reported that work has begun on the capital projects plan.

**V. MANAGING AGENT'S REPORT**

SRG presented the following report:

Completed Items

- Interior Hot tub resurfacing
- Recycling added; SRG will move the recycling totes to the outside of the dumpster enclosure in efforts to make the recycling more available to the owners and guests. SRG will post a note on the recycling totes stating that the recycling is comingled.
- List Framed) in units of "who to call"
- Coat hooks installed in clubhouse
- Signage installed in clubhouse showers "please dry off in shower"

- New block weight system installed in exercise room
- Winter prep including Irrigation blow out, snow plow contractor selection (same contractor as last year), heat tape checks

Report / Pending Items

-Fireplace / chimney cleaning and inspections (wood burning only)- SRG presented the following bids received

Chim Chimney - \$55 per unit

Service Monkey - \$50 per unit

Upon discussion, SRG was given the go ahead to complete the fireplace inspections and chimney cleanings of the 200/300 bldgs.

-Dryer vent cleaning – SRG was instructed to hire a contractor to clean out the dryer vents on the bldgs.

-Windows, unit 311 – the bathroom window in unit 311 is deteriorated and needs to be replaced. SRG presented cost estimates on different window styles including the awning style on the bathroom windows which is present now at the complex and the Casement windows which exists now throughout the units. SRG also presented alternative window designs such as sliders for the bathroom windows and double hung windows throughout the units; upon discussion, the Board stated that they preferred to stick with the current design to ensure consistency throughout the complex. SRG will move forward with the replacement of the bathroom window in unit 311; SRG will report to the Board the window manufacturer, the window models and the window installer as the plan is to stick with the same window installer, manufacturer and model for window replacements in other 200/300 bldg units to ensure consistency.

**VI. OLD BUSINESS**

A. Gutter install 200/ 300 bldg

Ma Green has been signed on to complete the gutter/ heat tape and downspout installation as discussed at the annual meeting (\$2850 per section). The engineering investigation confirms our plan to install the gutter / heat tape / downspout system on the 3 remaining ends of the bldgs. It also confirms our plan to install the trench drain across the parking lot of the 200 bldg to the pond area; the Town of Frisco has also approved the drainage location. The cost to cut the drain is a bit more than expected at \$6000. The \$6000 drain includes the cutting and removal of asphalt, pouring of a concrete drain pan complete with a steel grated top. The contractors bidding recommended a very sturdy drain system with the heavy Waste Management trucks driving over it frequently. The cost summary is:

<u>-With completing the one end of 300 bldg and both ends of the 200 bldg</u>	
Current funds in reserves 200/ 300bldg	\$53,932
Cost of gutters, heat tape downspout on 3 sections	<u>\$8400</u>
Funds in reserves after work completed	\$45,532

-with completing the one end of the 300 bldg, both ends of the 200 bldg and the middle section with drain of the 200 bldg

Current funds in reserve 200/ 300 bldg	\$53,932
Cost of gutters, heat tape and downspout on 4 sections	\$11200
Cost of installing drain	<u>\$6000</u>
Funds in reserves after work completed	\$36,732

Upon discussion, Bruce Fleet moved to complete the installation of the center area of the 200 bldg complete with the drain running across the parking lot and disposing of the runoff at the "pond" area of the complex; Don Crino seconds and the motion passes. It was noted that if the winter weather sets in and compromises the drain install across the parking lot that the center section of the 200 bldg drainage project will be posted until spring; SRG will keep the board posted.

**B. Internet**

Bryce Hunt presented the internet proposals he received from Resort Internet and RTP. It was noted that the Resort internet proposal was more expensive than RTP; however, more confidence was placed on the success of the Resort Internet install than the RTP install. The follow up service package from Resort Internet was also much better than that of RTP. Upon discussion, Don Crino moved to accept the Resort Internet proposal at the 5 year deal; Bruce fleet seconds and the motion passed. The initial install cost of \$4606 will be paid out of the Center Bldg fund and the ongoing monthly expense of \$570 will be paid out of the operating account, expense line item 614 High Speed Internet. It was noted that the expense line item 614 High Speed Internet will be over budget at fiscal year end 2008-09 but this will be offset by expected under expenditures in the operating Contingency account.

**VII. NEW BUSINESS**

**A. In unit boiler inspections**

SRG was instructed to coordinate the in unit boiler inspections.

**VIII. NEXT BOARD MEETING**

The next Cross Creek Board of Directors meeting will be held in mid January 2009. SRG will email the Board around January 7, 2009 to solicit exact dates and times.

**IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 7:05 p.m.

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

Board Member Signature

Date: \_\_\_\_\_