

Cross Creek HOA

Memorandum to Cross Creek Owners re: 2022 Annual Owner Meeting Minutes, 2022 Projects

Dear Cross Creek Owners,

Thanks to everyone able to attend the 2022 Cross Creek Annual Owner Meeting and thanks to those who sent in proxies!

The meeting went well, and much was accomplished!

Minutes

Minutes from the 2022 Annual Owner meeting are attached.

Projects 2022

The following projects are planned for 2022:

- Building 100 roof replacement
- Routine building exterior “sto”, deck and roof inspections and maintenance
- Fire mitigation efforts to include trimming and pine needle clean up, discussions are occurring about potentially spending some reserve funds to remove some trees recommended by the arborist.
- Landscaping – Amanda Seidler has offered to plan the flower boxes and street side garden. She asked owners interested in helping to contact her. A brochure from Amanda was send with the meeting packet prior to the annual meeting.
- Locks were installed at the pool gate and on the two clubhouse doors. The code for the pool gate and clubhouse doors is 1749.
- The indoor pool drop ceiling is getting paint touchup and panel repairs.
- Lock codes will be changed on Oct 1st and May 1st beginning with Oct. 2022. New codes will be communicated to all owners.

Additionally, as noted in the meeting minutes, a number of improvements around the complex will be investigated.

Special Assessments

- 200/300 building true up, \$134 to \$161 per unit one time assessment to cover the \$3,429 operating budget overage for the last fiscal year.
- Owner assessment planned for June 2023. Total assessment of \$120,000 to keep the reserve fund positive. \$3,160 - \$6,380 per unit depending on square footage. This assessment will be payable in two installments.
 - Planned capital projects for the center building include:
 - Boilers and HVAC system
 - Fire mitigation/tree removal
 - Asphalt repairs
 - Sto siding repairs

- Center building roof replacement
- Hot tub boiler replacement

Please remember that all Cross Creek Association Documents are available on the Association website at http://www.srghoa.com/hoa_cross_creek.html

Please contact Summit Resort Group at 970-468-9137 should you have any questions!

Thank you,

Cross Creek HOA