

**CROSS CREEK ASSOCIATION
ANNUAL MEETING
May 17, 2024**

I. CALL TO ORDER

The meeting was called to order at 6:05 p.m. at Cross Creek and via videoconference (*).

II. PROOF OF NOTICE/INTRODUCTIONS/QUORUM

Notice of the meeting was sent.

Board members participating were:

Rob Luhrs, President, #308

Lindee Sebald, Member, #102

Jessica Taylor, Member, #306

Amanda Seidler, Member, #305

Donald Morrissey, Member, #105

Homeowners participating were:

Jeff & Corrie Wolff, #206*

Jack Arrington, #209*

Heidi Crino, #300

Benjamin & Erin Warta, #304*

Mike Dalrymple, #307

Will & Lisa Travis, #309*

James & Rachel Maslowsky, #311

Stephen & Fran Capps, #207*

Joe & Sue Ehrhardt, #211*

Daniel Winters & Kathy Gross, #302

Michael Taylor, #306

Pam Luhrs #308

Pam Dziedzina, Member, #310

Proxies were received from #100, #200 and #204. With 16 units represented in person and three by proxy, a quorum was confirmed.

Representing Summit Resort Group (SRG) was Steve Wahl. Erika Krainz of Summit Management Resources was recording secretary.

III. APPROVE MINUTES FROM 2023 ANNUAL MEETING

Motion: Lindee Sebald moved to approve the minutes of the May 19, 2023 Annual Meeting as presented. Steve Capps seconded and the motion carried.

IV. PRESIDENT'S REPORT

Rob Luhrs thanked the owners for attending. The Board is working through some issues at the property including the asphalt, windows, roofs, painting, stairs on 300 Building, decks and trees. The boiler situation came to fruition since the last meeting. He thanked Daniel Winters for his help with the specs and installation and Amanda Seidler for her help with fire mitigation. The Board lost Gerald Dziedzina.

V. FINANCIALS

A. Year-End Review as of September 30, 2023

Steve Wahl reported that the Association ended the fiscal year with \$27,315 in the Operating account, \$7,502 in the 100 Building Reserve, \$79,278 in the 200/300 Building

Reserve and \$98,545 in the Center Building Reserve. The Association was \$518 (0.2%) under budget in Operating expenses.

B. Year-to-Date Review as of March 31, 2024

Steve Wahl reported that as of March 31, 2024, the Association had \$36,639 in the Operating account, \$10,175 in the 100 Building Reserves, \$69,905 in the 200/300 Building Reserve and \$63,669 in the Center Building Reserve. There was \$103 in the 100 Building Painting Fund, \$1,579 in the 200/300 Building Painting Fund and \$494 in the Center Building Painting Fund. The Association was \$13,404 under budget year-to-date. There was an Accounts Payable balance of \$11,737 that included \$2,040 for fireplace inspections, \$4,439 for fire sprinkler inspection/repair and \$1,128 for Tiger Gas.

C. Ratify 2023/2024 Year-End Surplus/Deficit Transfers

As of September 30, 2024, the 100 Building was \$3,276 under budget and the 200/300 Building was \$2,875 over budget. There is a true-up at the end of each fiscal year. The 100 Building received a credit of \$3,276 to their Reserve Fund and the 200/300 Building owners will receive a small assessment (\$107.52 - \$132.82/unit) to cover the \$2,875 overage.

Motion: Daniel Winters moved to ratify the year-end true-up for the 200/300 Building. Heidi Crino seconded and the motion carried.

Motion: Donald Morrissey moved to ratify the year-end true-up for the 100 Building and to transfer the funds into the 100 Building painting account. Lindee Sebald seconded and the motion carried.

D. 2022/2023 Year-End Tax Return

The 2022/2023 year-end tax return has been submitted.

VI. MANAGING AGENTS REPORT

A. Completed Projects

1. Annual fire system testing at the Clubhouse.
2. Replaced pool cover.
3. Backflow testing.
7. Boiler inspections of all units.
8. Downspout repairs.
9. Deck rebuild 200/300 buildings.
10. Center Building window replacement.
10. #305 window replacements.
12. Dryer vent cleaning.
13. Wood fireplace inspections and cleaning.
14. Center building upper level window replacement.
15. 100 Building fire sprinkler inspections and repairs.

B. Pending Projects

1. Gutter cleaning.
2. Stair painting.
3. Deck repair #311.
4. Sto inspection.

5. Wood trim and caulk inspection.
6. Engineering inspections, including the 100 Building concrete deck assessment, Center/200/300 roof inspections and all deck inspections ranked in A/B/C priority. There should be consideration of using Trex to replace the wood to reduce the fire risk. The paint will be inspected and prioritized.
7. Parking lot estimate for phased asphalt replacement.
8. Curb stop inspections by the Town of Dillon.
9. Trash/recycling assessment regarding Town of Frisco requirements.
10. Xcel Energy audit on Central building.
11. Window project.
12. Window washing. A bid of \$3,100/building was received for all exterior windows. This service is not budgeted this year. Amanda Seidler suggested a Special Assessment. Some owners noted that they clean their own windows.
Action Item: Amanda Seidler will organize a list of owners who want to participate and locate a contractor who can provide the service and bill the individual owners.
13. 200 Building stair assessments. The concrete treads and metal stringers are in poor condition.
14. Power wash pool deck surfaces.
15. Repair/paint vertical steel beam by indoor hot tub.
16. Inspect Clubhouse windows to ensure integrity after upper level window fell out.
17. Tree removal per Board direction.

C. *Reserve Fund*

The projected year-end balance of the Central Building Reserve Fund is \$59,419. About \$40,000 is left from the prior Special Assessment. For the remainder of year, projected expenses include \$500 for snow repairs, \$1,250 for pool equipment replacement, \$10,000 for asphalt and \$10,000 for tree removal. It is likely the asphalt will be pushed out until next year. The year-end balance could be a contribution to the asphalt. The projected year-end balances are \$3,155 for the 100 Building and \$64,403 for the 200/300 Building.

VII. NEW BUSINESS

A. *Major Projects 2024/2025*

1. Fire mitigation efforts include tree trimming, pine needle clean up and creek growth thinning.
2. 100 Building projects include painting and exterior repairs per inspection recommendations.
3. 200/300 Building projects include deck repairs and painting per inspection recommendations.
4. Center Building projects include asphalt repair per A-Peak recommendations, curb stop repairs per Town of Dillon Water recommendations, an energy evaluation and painting per inspection report recommendations.

B. *Owner Education*

For compliance with Colorado state law, Steve Wahl provided owner education regarding insurance. The Association policy was renewed with Kinser Insurance on April 1, 2024.

The deductible was increased from \$5,000 to \$10,000. Owners should make sure their personal policy reflects this change.

VIII. OLD BUSINESS

A. *Fire Mitigation*

There are two dead trees on the west side of the 100 Building and on the west side of the parking lot. The first one will be professionally removed and the Sevald's have volunteered to take down the second one. The Board looked at the possibility of getting a grant to remove trees that are deemed a fire risk. The County evaluated the property and indicated which trees should be removed with blue ribbons. Some owners felt the County recommendations were too severe so a less aggressive plan was developed utilizing pink ribbons. Tree removal priority was pushed up the list due to the grant. Joel has tools and should be approached about assisting with trimming. It was noted that branches should be trimmed flush to the tree trunk to protect the health of the tree. There was discussion about how the decision was made regarding which of the trees that were recommended for removal by the Fire Department will be kept. Rob Luhrs said the trees that were saved were near buildings but not near decks or they frame the entrance to the property. The immediate zone is within 5' of the building and it should be kept clear of trees and bushes with nothing combustible on the ground. There was a suggestion to get an estimate to remove all pink tagged trees. It was noted that the decks may be a more significant risk but it will be a more expensive project to replace them than to cut trees. Amanda Seidler proposed a three phase program. Part one would include removing green trees during the owner work day, clearing the 5' building perimeter, taking down one dead tree and removing slash. Part 2 would include getting contractor bids to have the large diseased tree on the west end of the 100 Building removed and any trimming that could not be done in May. Part 3 would be to form a committee to work in the fall and winter to provide recommendations for the Board for years three, four and five of the program. There is \$10,000 budgeted this year. Owners who want to save a pink marked tree need to notify Steve Wahl by tomorrow.

Motion: Lindee Sebald moved to utilize the \$10,000 budgeted for removal of the dead, diseased and non-controversial pink trees and to establish a committee to formulate a plan for next year. Heidi Crino seconded and the motion carried.

B. *Common Space Lock Procedure*

This agenda item was not discussed.

C. *Conference Room/Fitness Room Update*

Keypad locks were installed on the conference room door.

D. *Painting*

This agenda item was not discussed.

E. *200/300 Stairs*

This agenda item was not discussed.

F. *Trash*

By June 2025, the Town of Frisco will require recycling capacity equal to 50% of the trash by all HOAs and commercial buildings. Adding one more pickup per week for the existing bins will put the property into compliance. No modification of the trash building will be required.

IX. NEW BUSINESS

A. *2024 Flower Planting*

The planned date for planting flowers with a shopping team in place is June 22nd, with June 23rd as the rain date. If there is no shopping team, the date will be June 29th, with June 30th as the rain date.

Action Item: Steve Wahl will determine if the staff can commit to watering twice weekly.

Action Item: Amanda Seidler will conduct a Doodle poll to determine which day works better for owners.

B. *Volunteer Day*

There is an Owner Work Day scheduled tomorrow at 9:00 a.m. Four owners have volunteered so far.

C. *Internet*

Lisa Travis commented that she experiences problems with the internet dropping out and asked if there was consideration of bundling with Comcast. There was a suggestion to consider dropping cable if most owners are streaming.

Action Item: Steve Wahl will check the contract to determine the remaining term and will ask ResortInternet to send a technician to check the connectivity.

D. *101 Main*

The building will be torn down and replaced with 45 residential units, mostly affordable housing. There are only 21 parking spots. Jessica Taylor has asked the Town to post additional parking signage on Creekside Drive.

X. ELECTION OF DIRECTORS

All Board terms expired and all incumbents were running for re-election. Jack Arrington nominated Joe Erhardt.

Motion: Jack Arrington move to re-elect all incumbents and Joe Erhardt. Lisa Travis seconded and the motion carried.

XI. NEXT MEETING DATE

The next Annual Meeting was scheduled for Friday, May 16, 2025 at 6:00 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

Approved By: _____ Date: _____

Board Member Signature