

**CROSS CREEK ASSOCIATION  
ANNUAL MEETING  
May 15, 2026**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. at Cross Creek Clubhouse and via videoconference.

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

Notice of the meeting was sent April 15, 2026.

Board members participating were:

Rob Luhrs, President, #308

Jeff Dansereau, Member, #106

Jessica Taylor, Member, #306

Joe Ehrhardt, Member, #211\*

Amanda Seidler, Member, #305

Donald Morrissey, Member, #105

Dan Winters, Member, #302

Mark Kostovny, Member, #203

Homeowners participating were:

Greg Peckham, #101

Bob Meier, #200

Andy Cunningham, #202\*

Paul & Lisa Carlton, #204

Jeff & Corrie Wolff, #206

Paul Gibson, #208

Heidi Crino, #300

Ben & Erin Warta, #304\*

Mike Dalrymple, #307

Pam Dzedzina, #310

Mary Karo, #104

Marta Lipka, #201

Robert Kostovny, #203\*

Laura Danly, #205\*

Stephen & Frances Capps, #207

Vance Stenzler, #210

Sam Winslow, #301

Michael Taylor, #306

Lisa & Richard Travis, #309\*

With units represented in person and ten by proxy, a quorum was confirmed.

Representing Summit Resort Group (SRG) were Kevin Lovett and Kimberlyn Bryant. Steve Lipscher and Brandon McBride of Summit Fire and EMS were guests at the meeting. The minutes were transcribed from recording by Summit Management Resources.

**III. APPROVE MINUTES FROM 2025 ANNUAL MEETING**

**Motion:** Jeff Wolff moved to approve the minutes of the May 16, 2025, Annual Meeting as presented. Stephen Capps seconded and the motion carried.

**IV. PRESIDENT'S REPORT**

Rob Luhrs welcomed the strong attendance and noted that the Board faces significant decisions regarding the 40 year old complex. The Board's goal is to find the best path forward while honoring the wishes of ownership.

## V. FINANCIALS

### A. *Year-to-Date Review as of March 31, 2026*

As of March 31, 2026, the balances were \$83,253 in the Alpine Operating account, \$16,487 in the 100 Building Reserve, \$36,078 in the 200/300 Building Reserve, and \$51,499 in the Center Building Reserve. Year-to-date Operating expenses of \$162,707 were approximately 6% under the \$175,510 budget. All owners were current on dues.

### B. *Year-End Review as of September 30, 2025*

At the close of the prior fiscal year, Operating account balances were similar and the Association finished favorable to budget on Operating expenses.

### C. *Ratify 2024/2025 Year-End Surplus/Deficit Transfers*

There were year-end surpluses of \$4,055 for the 100 Building and \$15,948 for the 200/300 Building, which will be transferred to their respective Reserve accounts per standard practice rather than returned to owners.

**Motion:** Mike Dalrymple moved to transfer the Operating surpluses to the respective Reserve accounts. Heidi Crino seconded and the motion carried.

## VI. MANAGING AGENTS REPORT

### A. *Completed Projects*

Kimberlyn Bryant reviewed projects that were completed since the last Annual Meeting. Property-wide bulk internet was installed and annual fireplace and dryer vent inspections were conducted. Pool and hot tub repairs were completed, including replacement of the broken pool gate, and Center Building boiler inspections were performed. Insurance was renewed, door codes were updated, and keyless entry was installed on the Clubhouse conference room. Additional improvements included new Clubhouse lighting, a lockbox on the woodshed, a motion sensor light over the trash enclosure, a space heater in the fitness room, and replacement of the 200 Building stairs. Routine maintenance items such as roofing and engineer's inspections, a new Clubhouse urinal, foosball table repair, and exterior post repair on the 300 Building were also completed. Bids were procured for all capital improvement projects, and the House Rules were finalized.

### B. *House Rules*

Jessica Taylor presented the newly adopted House Rules, noting that the intent is to codify existing community norms and address common owner questions. Key provisions include reserving the upper Clubhouse for private events through SRG, pool supervision requirements for children, parking guidelines for oversized vehicles, and a prohibition on grills on decks or balconies per insurance requirements. Smoking is not permitted within 25 feet of any building entrance or on decks and balconies in accordance with the Colorado Clean Indoor Air Act. Bird feeders are discouraged per Town of Frisco guidance due to concerns with bears and rodents. The small 100 Building conference room is available for owner and guest use without a reservation. The House Rules are posted on the SRG website at [www.srghoa.com](http://www.srghoa.com).

**Action Item:** Kimberlyn Bryant will distribute the House Rules to any owner who did not receive them and will confirm they are posted on the website.

*C. Owner Education – Wildfire Preparedness*

Steve Lipscher of Summit Fire and EMS presented a wildfire preparedness overview.

1. Summit County Alert - Owners are strongly encouraged to register at SCalert.org. Prior registrants may need to re-enroll due to a vendor change in June 2025.
2. Evacuation - Owners should maintain an emergency kit in their vehicle year-round and depart immediately if conditions appear threatening, without waiting for an official notice.
3. Property Hardening - Owners are encouraged to clear gutters and debris, store firewood away from buildings in summer, and bring in patio cushions and mats when away for extended periods.
4. STR Operators - Wildfire evacuation information should be included in guest welcome guide. A temporary guest alert subscription option is expected to be available in summer 2026.
5. Insurance & Documents - Owners are encouraged to conduct an annual insurance review to ensure adequate coverage and to store important documents and photos in an offsite digital location.

A prior wildfire mitigation inspection was conducted by Criterium-Cona Engineers and Summit Fire & EMS; several recommendations have been addressed.

**VII. OLD BUSINESS**

There was no old business.

**VIII. NEW BUSINESS**

*A. Capital Improvement Project Plan Presentation*

Mark Kostovny presented the 2026–2027 Capital Improvement Project Plan, stemming from a Reserve Study that found the Reserves approximately 50% below the Summit County average. Criterium-Cona Engineers assessed the property and produced bid packages. All selected firms have Summit County experience, with a 7.5% contingency built into the assessment. Proposed projects include:

1. Roof Replacement (200/300 Buildings and Clubhouse) — Roofs date to 2004–2007 and are at end of life. Reroofing is scheduled to begin in 2026.
2. Deck and Railing Replacement (200/300 Buildings) — Decks and railings have never been replaced. Current railing spacing does not meet code. Trex-style decking and aluminum railings will improve fire mitigation, safety, and appearance. Work is scheduled for spring 2027.
3. Stairwell Lighting Upgrades — Original 1980s lighting does not meet dark-sky standards. LED-compliant lighting will be installed in 2027.
4. Exterior Painting (200/300 Buildings and Center Building) — Last painted in 2013. Painting is scheduled for 2027. Jessica Taylor is leading the Paint and Lighting Committee. The committee will select paint colors. Mike Dalrymple

was added to the committee. Owners interested in joining the Paint and Lighting Committee should contact Kimberlyn Bryant, Kevin Lovett, or Jessica Taylor.

**Action Item:** The Board will communicate the deck replacement schedule to owners and will accommodate owner timelines when sequencing the work, with April being the earliest start and May the most realistic target.

*B. Special Assessment Ratification*

The Board previously approved a Special Assessment structured in two equal installments, with the first due August 1, 2026 and the second due May 1, 2027, based on each owner's proportionate share per Exhibit C. Discussion addressed various owner concerns regarding potential cost overruns and the payment of the Assessment. Owners were encouraged to explore financing options through local lenders such as the Credit Union of the Rockies in Frisco.

**Motion:** Jeff Dansereau moved to approve the Special Assessment as presented in the official Annual Meeting notice. Pam Dzedzina seconded. The motion carried with 26 votes in favor and two opposed.

*C. Flower Day*

Flower Day will be June 13, 2026 from 8:30 a.m. - 12:30 p.m. Interested owners should RSVP to Amanda Seidler or email Kimberlyn Bryant.

**IX. ELECTION OF DIRECTORS**

Rob Luhrs announced he would not seek re-election. All other incumbent Board members agreed to continue serving. No additional nominations were received from the floor.

**Motion:** Stephen Capps moved to reappoint the current Board members, with the exception of Rob Luhrs. Michael Dalrymple seconded and the motion carried.

The following Directors were reappointed: Joe Erhardt, Mark Kostovny, Daniel Winters, Jeff Dansereau, Jessica Taylor, Donald Morrissey, and Amanda Seidler. Although not an official Board position, Jessica Taylor noted that the Board has extended an invitation to Rob Luhrs to serve as an informal consultant.

The Board and homeowners expressed appreciation for Rob Luhrs's years of service as President

**X. NEXT MEETING DATE**

The next Annual Meeting was scheduled for Friday, May 14, 2027.

**XI. ADJOURNMENT**

**Motion:** Daniel Winters moved to adjourn at 8:39 p.m. The motion was seconded and carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature