

**Cross Creek  
Budget Ratification Meeting  
8-19-25 3:00  
Minutes**

**I. Call to Order**

The meeting was called to order at 3:00 and was held via zoom with attendees joining via the Cross Creek conference room.

**II. Roll Call**

The following were in attendance:

Unit 100 Sheri Zweig  
Unit 101 Greg Peckham  
Unit 102 Lindee Seebald  
Unit 104 Mary  
Unit 106 Jeff Danserea  
Unit 200 Janis and Gerald Frick and Bob Meier  
Unit 201 Marta Lipka and Fred  
Unit 202 Andy Cunningham  
Unit 203 Mark Kostnovy  
Unit 204 Paul and Lisa Carlton  
Unit 206 Jeff Wolff  
Unit 208 Paul Gibson  
Unit 209 Jack Arrington  
Unit 210 Van Stenzler  
Unit 211 Joe and Susan Erhardt  
Unit 300 Heide Crino  
Unit 302 Dan Winters and Kathy Gross  
Unit 303 Kirby Jones  
Unit 304 Ben and Erin Warta  
Unit 305 Amanda Seidler  
Unit 306 Jessica and Michael Taylor  
Unit 307 Mike Dalrymple  
Unit 308 Rob Luhrs  
Unit 310 Pam Dziedzina  
Unit 311 Rachel and James Maslowsky

Kevin Lovett and Kimberlyn Bryant were present on behalf of Summit Resort Group.

**III. Meeting Format**

Kevin Lovett presented the overall meeting format, noting that the 2025-26 Budget is a Board approved budget, and Colorado law requires that HOA budgets be presented at a formal meeting of the Owners prior to adoption. Unless opposed by 51% of the Owners, the budget is considered ratified.

IV. Cross Creek 2025-26 Budget / Dues

The 2025-26 Board approved Budget includes an 18-20% increase to dues for the 200/300 building units and a 13-15% increase to dues for the 100 building units. The increase is scheduled to go into effect October 1, 2025. It was noted that this increase is necessary to combat operating expense increases (7% increase to operating expenses) as well as increase funding to the Capital Reserves accounts to fund future major projects. The reserve fund contribution changes from 2024-25 fiscal to 2025-26 fiscal were summarized as follows:

- Center building reserve contribution increased to \$46,500 annual (from \$15,000)
- 200/300 building reserve contribution increased to \$55,236 annual (from \$25,000)
- 100 building reserve contribution, increased to \$18,000 annual (from \$12,000)

In addition to the 2025-26 Budget spreadsheet, the 2025-26 dues breakdown and informational budget brochures were presented to the Owners.

The Owners and Board engaged in open discussion. Pluses and minuses of increased dues vs. special assessments were discussed.

Upon discussion, Mike Dalrymple from unit 307 motioned to reject the budget as presented; Paul Gibson from unit 208 seconded. A vote was taken. There were 14 votes in favor of rejecting the budget and 11 votes opposed to rejecting the budget. It was noted again that in order to reject the Board approved budget, 51% of the entire ownership must vote to reject. 14 votes is less than 51%, so the Budget was considered ratified.

The Board however recognizes the strong objection from the Owners and the Board agreed to revisit the 2025-26 Budget and discuss possible alternatives. The Owners were asked to plus send recommendations/ thoughts to the Board (through SRG) by August 26<sup>th</sup>.

The Owners thanked the Board for their hard work on the budgeting plan.

V. Adjournment

Jessica Taylor moved to adjourn at 4:27 p.m.; Mark Kostnovy seconds and the motion passed.