

**Cross Creek  
Budget Ratification Meeting  
9-23-25 5:00  
Minutes**

I. Call to Order

The meeting was called to order at 5:00 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 104 Mary and James Karo  
Unit 106 Jeff and Susan Dansereau  
Unit 200 Bob Meier  
Unit 201 Marta Lipka  
Unit 202 Andy Cunningham  
Unit 203 Mark Kostnovy  
Unit 208 Paul Gibson  
Unit 209 Jack Arrington  
Unit 211 Joe Erhardt  
Unit 302 Dan Winters  
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

The following were represented via proxy:

Unit 101 Greg Peckham, proxy to Amanda Seidler  
Unit 204 Paul and Lisa Carlton, proxy to Amanda Seidler  
Unit 207 Stephen and Frances Capps, proxy to Mark Kostnovy

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

III. Meeting Format

Kevin Lovett presented the overall meeting format. It was noted that “budget version 1” was ratified at the 8-19-25 Budget Ratification Meeting despite 14 unit Owners voting to reject the budget; however, the Board has listened to the Owners and has presented “budget version 2” for ratification at today’s meeting. The “2025-26 Budget version 2” 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, Budget version 2 is considered ratified.

IV. Cross Creek 2025-26 Budget / Dues “version 2”

The 2025-26 Board approved Budget version 2 includes a 7-9% increase to dues for the 200/300 building units and a 9% increase to dues for the 100 building units. The increase is scheduled to go into effect October 1, 2025. The reserve fund contributions included in budget version 2 were summarized as follows:

- Center building reserve contribution increased to \$46,500 annual from \$15,000
- 200/300 building reserve contribution remains the same at \$24,996 annual
- 100 building reserve contribution remains the same at \$12,000 annual

In addition to the 2025-26 Budget version 2 spreadsheet, the 2025-26 dues version breakdown and informational budget brochures were presented to the Owners.

The Owners and Board engaged in open discussion.

An Owner asked about special assessments. It was noted that there is no special assessment at this time; however, the Board will be discussing future major projects to include possible funding of projects via special assessment. The Board stated that notice of the Board meetings are posted on the HOA website and Owners are welcome to attend Board meetings.

The Owners thanked the Board for their hard work on the budgeting plan and the Owners supported Budget version 2.

There was no motion to reject the Budget version 2 and the budget was considered ratified.

An email communication will be sent to Owners presenting the ratified budget / dues to include notice that the new dues will go into effect with the October 1, 2025 dues billing.

V. Adjournment

Dan Winters moved to adjourn at 5:27 p.m.; Jessica Taylor seconds and the motion passed.