

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
November 05, 2025**

I. CALL TO ORDER

The Board of Directors meeting was called to order at 2:00 p.m.

Board members Rob Luhrs and Jessica Taylor attended in person. Mark Kostovny and Joe Ehrhardt attended via Zoom.

Owners in attendance are Anne Marie Christian Unit 102, Benjamin & Erin Warta Unit 304, Pam Dziejzina Unit 310, Marta Lipka Unit 201, and Maria Peckham Unit 101

Representing Summit Resort Group are Kevin Lovett, Kimberlyn Bryant, Kathrine Johnson and Justin Jarman.

II. APPROVE PREVIOUS MEETING MINUTES

The minutes of June 26, 2025, were reviewed. Mark made a motion to approve the minutes as written and Jessica seconds. The motion carried.

III. FINANCIAL REVIEW

SRG reported on financials as follows:

September 30, 2025 Financials

September 30, 2025, close financials report \$84,712 in the Alpine Operating acct., \$16,772 in the Alpine 100 Bldg. Reserve Acct., \$28,475 in the Alpine 200/300 Building reserve and 51,551 in the Alpine Ctr. Bldg. Reserve acct. The Operating Painting funds report \$1,001 in 100 bldg painting fund, \$1,593 in 200/300 painting fund and \$498 in the Center Bldg painting fund.

P & L vs budget as of September 30, 2025 – reports overall, (\$31,649) under budget (9%)

100 bldg. Operating account, overall (\$4,055) under budget due to timing of boiler inspections and roof R&M.

200/300 bldg. Operating account, overall (\$15,948) under budget due to timing of boiler inspections and roof R&M.

IV. RATIFY BOARD ACTIONS VIA EMAIL

Joe moved to ratify the following actions discussed via email and Jessica seconds. The motion passed. SRG makes a special request for Board members to respond by via email for approval.

- 10-11-2025 Collection Policy approved
- 09-26-2025 Cross Creek Budget Ratification approved
- 08-26-2025 August- September BOD meeting approved
- 07-30-2025 Window installation color chip approved
- 07-21-2025 Pool repairs approved

07-03-2025 Roof Inspection Report approved

V. OLD BUSINESS

TV/ Internet

The plan to change internet service is scheduled for December 1, 2025. Jessica asked that the new company help the Owners with new equipment and set up. The new company should also have a help line /contact information if the Owners need help. The Board has asked for the setup to be as seamless as possible.

Capital Improvement Projects

Roof Consultant

Two (2) bids were provided for roof consultants, one from Criterium Cona and the second was from Turner Morris. Mark makes a motion to accept Criterium Cona, and Jessia seconds. The motion carries.

Roof Bids

Three (3) bids were provided, one from Leo's Roofing & Remodeling \$229k, Spyder Construction \$341k and DCPS \$204k. The bids vary in price so much that the Board will use Criterium Cona consultants to create a scope and RFP for bidding purposes as Phase I. Mark has requested a date of February 2026 to receive the RFP from Criterium Cona.

Painting 200/300 and Clubhouse

One (1) bid was received from Spyder Construction for \$236k

Marks makes a motion to use a three (3) color scheme for painting the building, and Rob seconds. Rob nominates Mark as Paint Committee chairman and Jessica seconds. Both motions carry. The Paint Committee will include 5 members, with Mark as Committee Chairman. An email will be sent out to all Owners requesting their interest in committee membership. The painting material should stay in "cabin-stained" family. There will be four (4) painting schematics to choose from: Three different color schematics, and the 4th matching the existing colors of building 100. Once all four different schematics are finalized, Rob will send out an Owner Survey as 1st choice, 2nd choice, 3rd choice and 4th choice. The Owners will be asked to select their most favorable and their least favorable option.

Decking and Railings

Two (2) bids were provided, one from DCPS \$105k (this quote did not include the center building), and the second from Spyder Construction \$445k. Jessica makes a motion to include roof, decks, and railings scope as part of Criterium Cona engineering consulting services so that we have one professional to oversee the entire project and Mark will act the lead board member on all of the capital improvement projects. Joe seconds the motion. The motion carries. SRG spoke with Criterium Cona, John Cona and he accepted this request and will send an additional consulting service quote for the board's approval.

Owner representative for Unit 101 said the surface of their concrete (gypcrete) deck is chipping and will send an email request for replacement.

Gutters and Downspouts

This scope will be determined during the overall inspection of the areas and Criterium Cona will

Clubhouse Decks/ Stairs/ Railings (Center Building)

Jessica makes a motion to include this scope for Criterium Cona in the overall capital project. Mark seconds the motion and all are in favor. The motion carries.

Stone

The stone will be removed from the scope of work, unless after detailed inspection shows it should be included.

Rules and Regulations

Rob makes a motion to create Rules and Regulations for the community. Joe seconds the motion and all in favor. The motion is carried. Jessica will send a Google document to the Board members for review and comment.

VI. NEW BUSINESS

Boiler Inspection is complete.

Fireplace & Dryer Vent Inspection is scheduled for Tuesday, November 4, 2025.
Board of Director Vacancy – The Board elects Jess Dansereau to fill one of the two board vacancies. The second position will be filled at a later date.

VII. NEXT MEETING

The next meeting will be scheduled at a later date.

VIII. ADJOURNMENT

The Board adjourned at 3:59 pm for an Executive session.

Approved: _____