



**Cross Creek
Board Meeting
February 10, 2023 – 4:00 pm mtn**

Minutes

- I. Call to Order
 - A. The meeting was called to order at 4:07
 - B. The meeting was posted on the website
 - C. Attendees included
 - i. Rob Luhrs, President
 - ii. Van Stenzler, Member
 - iii. Amanda Seidler, Member
 - iv. Don Morrissey, Member
 - v. Dan Winters, Member
 - vi. Gerry Dziedzina, Member
 - vii. Mark Kostovny, Member
 - viii. Kevin Lovett, SRG
 - ix. Steve Wahl, SRG
 - D. Quorum was achieved
- II. Approve minutes from 2-11-22 Board meeting and 9-8-22 Budget Ratification meeting
 - A. Both sets of minutes were distributed with the meeting packet
 - B. A motion to approve the 2/11/22 and 9/8/22 minutes was made by Mark Kostovny, seconded by Rob Luhrs and approved unanimously.
- III. Actions via email
 - 6.7.22 100 bldg. new shingle color
 - 8.23.22 House Bill 1137 policy change approval
 - 8.30.22 Property management agreement renewal approval
 - 10.3.22 Snow plowing contract approval
 - 12.16.22 206 window replacement approval
 - 1.18.23 206 Window deposit approval
 - A motion to approve the actions via email was made by Don Morrissey, seconded by Mark Kostovny and approved unanimously.
- IV. Financial update
 - A. Year to Date
 - i. September 2022 close financials report \$6,804 in operating, \$8,359 in Alpine 100 building reserve account, \$86,218 in Alpine 200/300 Building Reserve account, \$23,178 in Alpine Ctr. Bldg. Reserve account, \$102 in 100 Building Painting account, \$1,566 in 200/300 Painting account and \$490 in the Ctr Painting account.

- ii. Overall operating expenses were 14.2% over budget at year end. This was a year with high inflation and commodity/service prices that increased dramatically including insurance, Water/Sewer, trash removal and common area electricity.

B. 2021-22 fiscal year end “true ups”

- i. Operating account “true up”, 100 building vs. 200/300 building. At the end of each fiscal year, the General Operating account is to be reconciled or “trued up” to ensure operating revenues and operating expenses association with 100 bldg. and 200/300 buildings are allocated equitably. This results in crediting for expenses “underage’s” and debiting for expense “overages”.

- ii. September close financials report:

100 building operating account \$3,416 under budget in operating expenses for the year, 200/300 building operating account \$3,944 over budget in operating expense for the year.

- iii. This results in operating account “true ups” of:

\$3,416 owed from the general operating account to 100 building (typically we have made payment from the general operating account to the 100 building reserve account, which will increase the 100 building reserve balance)

\$3,944 owed from the 200/300 building to the operating account (typically we have assessed the owners for the payback. Special assessment amount per unit ranges from \$147.51 to \$182.21.

Assess after the 2023 annual meeting.

A motion was made to transfer the \$3,416 of 100 building funds from the operating fund to the 100 building painting reserve fund and to assess the \$3,944 200/300 building operating overage to the owners. The motion was made by Rob Luhrs, seconded by Mark Kostovny and approved unanimously.

Plans to complete the true ups will be discussed among the Board and Owners at the 2023 annual owner meeting.

Kevin Lovett brought up the issue that the HOA should consider an operating dues increase with the next budget. The HOA is consistently short on operating funds. Accounting sometimes holds invoices for payment until more dues are received. It was mentioned that a two month operating expense balance would be ideal. This would equate to an operating account balance of approximately \$50,000 vs. the December 2022 month end operating balance of \$6,804.

V. Managing Agents Report

A. Completed Items

- i. Annual fire system test at clubhouse
- ii. Slash removal
- iii. Tree removal

- iv. Gutter cleaning
- v. Replaced spa cover
- vi. Stair painting
- vii. Backflow testing
- viii. Boiler inspections of all units
- ix. Downspout repairs
- x. Deck rebuild 200/300 buildings
- xi. 305 Window replacements
- xii. Allied security refund for overpayment
- xiii. Dryer vent cleanings
- xiv. Wood fireplace inspections/cleanings
- xv. Punch code lock installation for firewood shed

B. Reserve Budget

- i. *Major projects 2022-23*
Fire mitigation efforts to include tree trimming, pine needle clean up and creek growth thinning.
- ii. 100 Building projects 2022-23 include:
 - 1. Sto, \$3,000 allocation
 - 2. Stonework, \$3,500 allocation
 - 3. Fire security system, \$1,500
 - 4. A request was made by Don Morrissey to stain the trim surfaces and caulk the south facing surfaces to help preserve the new roof by avoiding water seepage.
- iii. 200/300 Building projects 2022-23 include:
 - 1. Roof \$3,000
 - 2. Siding \$1,500
 - 3. Sto Inspection \$1,500
 - 4. Sto/Stone repairs, \$1,500 allocation
 - 5. Windows \$4,500 allocation
 - 6. Stonework \$3,000
 - 7. 200/300 window replacement RFP & estimates
 - 8. Paint bids
 - 9. Window bids
- iv. Center Building projects 2022-23 include:
 - 1. Gutters/heat tape \$1,000
 - 2. Sto repairs \$3,500
 - 3. Hot tub shell \$5,000
 - 4. Hot tub components \$1,250
 - 5. Pool cover \$1,500
 - 6. Asphalt \$8,000
 - 7. Tree removal/mitigation \$11,000
 - 8. Boilers/HVAC \$10,000
 - 9. Genl Equipment repairs \$5,000
 - 10. Review clubhouse for repair & maintenance items and deep cleaning
 - 11. Kevin Lovett added that the \$8,000 asphalt budget may need to be used, in part, for repair/replacement of some or all of the complex curb stops. This has been brought to

management's attention by the Town of Frisco since some of the curb stops are currently not functioning or frozen shut. The HOA will wait to see if this is brought up again by the town as a priority.

12. The BOD mentioned that the center column in the indoor pool area is badly corroded and should be looked at for maintenance.

C. Old Business

- i. Window Replacements
- ii. Boiler Inspections
 1. These were all completed and inspection reports have been sent to owners.
- iii. Fire Mitigation
 1. There is \$11,000 allocated for fire mitigation in the reserve budget for 2023.
 2. Opportunities for mitigation work should be reviewed at the 5/5/23 property walk.
- iv. Town of Frisco Water Supply Lines
 1. What are the lead levels?
 2. What is the timeline on this?
 - a. Steve Wahl is following up with the town on this

D. New Business

- i. 2023 Annual Owner Meeting
- ii. Capital Reserve Plans/ Projects
- iii. Flower Boxes
 1. Amanda Seidler has volunteered to head up a community flower box planting effort. This does not include the community garden.
 2. This would be planned for Father's Day weekend
 3. \$2,300 was spent on flowers last year
 4. A motion was made by Dan Winters and seconded by Don Morrissey to add a budget line item to the budget in order to provide a gratuity for Amanda for her efforts. The motion passed unanimously.
- iv. Window Replacement RFP
 1. Steve Wahl had Heflin Remodeling measure all windows in one of each four floorplans. Steve is awaiting Heflin's proposal and will send a proposed RFP to the BOD.
- v. The BOD is interested in holding a community BBQ the day after the annual meeting (Saturday, May 20)
 1. SRG to send an email to all owners inquiring into owner interest and seeking people to assist in organizing the event.
- vi. Trash Fees
 1. Amanda Seidler raised the concern about increased trash rates being implemented by the Town or County
 2. This may be the pay-as-you-throw program which seems to apply to households. Fees are based on the size of the trash receptacle you choose. A story in the Summit Daily makes no reference to 6 yard or 9 yard dumpsters.

- vii. Van Stenzler stated that he and Steve Wahl had a discussion about the center building. They brainstormed on making better use of the space by potentially building residences as rentals or to sell.

Comments included:

1. This could require the HOA Declaration to be modified
2. This would require an owner or board member with strong planning skills to manage the project.
3. The project would likely start with consulting an attorney.
 - a. Don Morrissey volunteered to make the first couple of calls since he is an attorney.
4. A request was made of any real estate experts on the Board who could assist or lead this effort. Mark Kostovny has Real Estate management experience but is not able to managing this project.
5. This would require a survey of owners to see if they are amendable to opening the space to the public.
6. Could the HOA simply rent out the existing space to an organization?
7. What impact would this have on parking?

VI. Next Board Meeting Date

A. 5/5/23, 12:00 Property Walk BOD & SRG

B. 5/19/23 Annual Meeting, 6:00

VII. Adjournment

A. A motion was made to adjourn the meeting by Mark Kostovny, the motion was seconded by Don Morrissey and approved unanimously.

B. The meeting was adjourned at 6:31