

**CROSS CREEK ASSOCIATION
ANNUAL MEETING
May 27, 2022**

I. CALL TO ORDER

The meeting was called to order at 6:03 p.m. via videoconference.

II. PROOF OF NOTICE/INTRODUCTIONS/QUORUM

Notice of the meeting was sent on April 15, 2022. With 14 units represented in person and four by proxy, a quorum was confirmed.

Board members participating were:

Rob Luhrs, President, #308

Gerald Dziedzina, Member, #310

Lindee Sebald, Member, #102

Daniel Winters, Member, #302

Amanda Seidler, Member, #305

Donald Morrissey, Member, #105

Homeowners participating were:

Linda Sebald, #102

Andy Cunningham, #202

Laura Danly, #205

Daniel Winters, #302

James & Rachel Maslowsky, #311

James Karo, #104

Lisa & Paul Carlton, #204

Joe & Sue Ehrhardt, #211

Pam Luhrs #308

Representing Summit Resort Group (SRG) were Kevin Lovett, Steve Wahl, David Paradysz and Hayes Walsh. Erika Krainz of Summit Management Resources was recording secretary.

III. APPROVE MINUTES FROM 20201 ANNUAL MEETING

Motion: Laura Danly moved to approve the minutes of the May 28, 2021 Annual Meeting as amended. Daniel Winters seconded and the motion carried.

IV. PRESIDENT'S REPORT

Rob Luhr thanked the owners for attending and SRG for managing the complex.

V. FINANCIALS

A. Year-End Review as of September 30, 2021

Kevin Lovett reported that the Association ended the fiscal year about 4.5% over budget in Operating expenses.

B. Year-to-Date Review as of April 30, 2022

Kevin Lovett reported that the Association had \$24,498 in Operating cash, \$94,633 in 100 Building Reserves, \$104,340 in the Alpine 200/300 Building Reserve and \$23,174 in the Center Reserve. There was \$102 in the 100 Building Painting Fund, \$1,565 in the 200/300 Painting Fund and \$490 in the Center Building Painting Fund. The Association was operating 10% unfavorable to budget year-to-date.

Action Item: Kevin Lovett will request an explanation of the Prepaid Sewer expense.

C. Ratify 2020/2021 Year-End Surplus/Deficit Transfers

Last year, 100 Building was \$3,907 under budget and the 200/300 Building was \$3,529 over budget, mainly due to an overage in Roof Snow Removal. At the end of each fiscal year, there is a true-up. The 100 Building received a credit of \$3,907 to their Reserve Fund and the 200/300 Building owners will receive a small assessment (\$134 – \$161/unit) to cover the \$3,529 overage.

Motion: Donald Morrissey moved to ratify the year-end true-up for the 100 Building. James Karo seconded and the motion carried.

Motion: Rob Luhr moved to ratify the year-end true-up for the 200/300 Building. Joe Ehrhardt seconded and the motion carried.

D. 2022/2023 Operating Budget

Kevin Lovett anticipates there will be a 10% Operating dues increase for next year. He will work on the budget this summer and send it out at the end of August.

E. Reserve Funding

Center Building Capital projects over the next four years include:

1. Tree removal/fire mitigation – There are several trees that are too close to the building. It may be possible to obtain grant funding that will cover about 50% of the expense. The work will be done between this and next summer. Amanda Seidler is working on the grant and invited any other interested owners to work with her. The first grant is due in six weeks. Laura Danly volunteered to help.
2. Roof replacement.
3. Boiler replacement - \$50,000. The boiler is past its expected useful life but is still functional. The replacement is being discussed as a proactive measure.
4. Asphalt work.
5. Curb stop replacement – About six of the water shut-off valves are no longer functioning and the Town of Frisco will require replacement.
6. Concrete pad in front of dumpster – The existing asphalt is rutted and could be replaced with concrete. There was a suggestion to move the dumpster closer to the road to reduce damage to the asphalt. Owners were encouraged to provide suggestions for alternative locations.
7. Exterior painting.

The annual Reserve contribution is \$15,000. These projects necessitate additional funding. A \$120,000 Special Assessment (\$3,160 – \$6,380/unit depending on unit square footage) is planned in June 2023 and will be payable in two installments. Without the Special Assessment, the Reserve balance goes negative in 2024. It was noted that this Special Assessment will need to be disclosed to potential buyers.

200/300 Building Capital projects over the next five years include:

1. Roof replacement.
2. Sto (artificial stucco) work.
3. Window replacement.
4. Deck replacement/repairs.
5. Light fixture replacements.
6. Exterior painting.

The annual Reserve contribution is \$25,000. These projects necessitate additional funding. An approximate \$100,000 Special Assessment (\$3,750 – \$4,620/unit depending on unit square footage) is a possibility in 2027/2028 as this is when roof replacement is tentatively scheduled. If the roof replacement has to be accelerated, or there is some other unforeseen emergency, the Special Assessment may need to be moved up.

100 Building Capital projects over the next five years include:

1. Roof replacement – \$80,000. This will be done this year.
2. Sto (artificial stucco) work.
3. Stone work.
4. Fire protection system.
5. Exterior painting.

Owners had a recent Special Assessment for the roof replacement. The Reserve account balance remains positive with no additional funding.

VI. MANAGING AGENTS REPORT

Kevin Lovett thanked the Board for working with the management company and Hayes Walsh for taking care of the property.

A. Completed Projects

1. Completed routine inspections/tune ups of Clubhouse boiler/mechanical and fire systems.
2. Cleaned and inspected fireplaces and dryer vents.
3. Tested and inspected the fire systems and 5-year testing for 100 Building.
4. Cleaned the gutters and downspouts.
5. Inspected and maintained sto and deck railings.
6. Maintained landscape and irrigation system.
7. Touched up exterior paint on all buildings.
8. Touched up interior Clubhouse paint.
9. Replaced failed windows in the 200/300 Buildings.
10. Cleaned up dead/fallen trees.
11. Repaired decks.
12. Installed new locks on the Clubhouse.
13. Repaired the entry sign light.
14. Maintained the asphalt.
15. Replaced windows in 200/300 Buildings.
16. Washed 100 Building exterior windows.
17. Inspected the heat tape.
18. Repaired the dumpster gate.
19. Ordered a new hot tub cover.
20. Drained and acid washed the pool.
21. Installed new building numbers.
22. Renewed the Association insurance policy.
23. Registered the Association with DORA and Secretary of State.
24. Installed stair treads on 300 Building.
25. Performed maintenance on the 200/300 Building roof.

A. *Owner Education*

For compliance with Colorado state law, Kevin Lovett provided owner education regarding insurance. Letters that owners should provide to their insurance agent were provided in the meeting packet. Owners should have coverage for their contents, liability, deductible assessment and a small amount of building coverage to ensure there is no gap for upgrades.

The Association website is www.srghoa.com. All Association documents are posted.

VII. OLD BUSINESS

A. *100 Building Roof Replacement*

Several bids have been received. There is \$90,000 budgeted and Gold Rock submitted a bid of \$80,000.

Motion: Donald Morrissey moved to proceed with roof replacement on the 100 Building with the vendor to be selected by SRG. James Karo seconded and the motion carried.

Action Item: Kevin Lovett will send notice to the 100 Building owners regarding the schedule for the work.

B. *Exterior Pool Lighting*

Laura Danly said there was discussion about redirecting the exterior lights to keep them from shining into the units. Hayes Walsh said he adjusted one light that was the main problem.

VIII. NEW BUSINESS

A. *Major Projects 2021/2022*

1. Fire Mitigation – Rob Luhrs commented that there was a lot of brush by the creek that should be cleaned out. Kevin Lovett said temp staff will be hired this summer to help with this project.
2. Security Camera System – Kevin Lovett said new locks were put on the firewood shed and Clubhouse. This has reduced the amount of unauthorized access. In order to operate security cameras, there would need to be internet access in the camera locations. Installation of cameras can be reconsidered if there are more problems with poachers.

B. *Landscaping*

Amanda Seidler offered to plant the flower boxes and street-side garden. She asked owners interested in helping to contact her. A brochure from Amanda was include with the meeting packet including Amanda's contact information.

C. *Owner Questions and Comments*

1. It was noted that the area around the windows of #203 need touch up.
2. There was a suggestion to change the building color scheme the next time it is painted.
3. There was a suggestion to install a punch code lock on the firewood shed.

4. The drop ceiling hangers were rusty and some tiles were damaged. Hayes Walsh has painted the frame and replacing the damaged tiles.
5. The Center Building roof was last replaced in 2004 and is scheduled again in 2024.
6. There was a request for an explanation of the reason for the projected 10% dues increase effective 2022-23. Kevin Lovett said it was necessary due to inflation, and increases to costs for services, products and wages.
7. The lock codes will be changed October 1st and May 1st.

IX. ELECTION OF DIRECTORS

All Board terms are one year terms so all incumbents were running for re-election. Mark Kostovny #203 submitted a self-nomination.

Motion: Donald Morrissey move to elect all incumbents and Mark Kostovny. Amanda Seidler seconded and the motion carried.

X. NEXT MEETING DATE

The next Annual Meeting was set for Friday, May 19, 2023 at 1:00 p.m.

XI. ADJOURNMENT

Motion: Daniel Winters moved to adjourn at 7:32 am. Laura Danly seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature