

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
March 3, 2026**

I. CALL TO ORDER

The Board of Directors meeting was called to order at 9:16

II. ROLL CALL

Board Members Participating Were:

Joe Ehrhardt,
Amanda Seidler
Don Morrissey
Rob Luhrs, Mark Kostovny
Jessica Taylor
Dan Winters
Jeff Dansereau
Owner Paul Carlton was in attendance

Representing Summit Resort Group are Kimberlyn Bryant and Kevin Lovett.

III. APPROVAL OF PRIOR MEETING MINUTES

The Board decided to table the approval of the previous meeting minutes.

IV. FINANCIALS

SRG reviewed the financials as of January 31, 2026. The Operating balance was

Alphine Operating Acct \$150,966.31
Alphine 100 Bldg. Reserve Acct \$14,458.44
Alphine 200/300 Bldg. Reserve Acct \$19,168.74
Alphine Ctr. Bldg. Reserve Acct \$47,128.45
100 Bldg. Painting Acct \$1,003.13
200/300 Bldg. Painting Acct \$1,596.18
Center Bldg. Painting Acct \$499.67

Profit and Loss Report \$120,800.00 of total operating expense YTD vs. 325,402.00 of budgeted expense, (14.1 % under budget).

V. OLD BUSINESS

Clubhouse Internet

SRG informed the Board that the clubhouse internet installation is scheduled to take place on Friday, May 13, 2026.

Property Maintenance Items

SRG provided an update to the Board of Directors on completed maintenance projects across the property, including distribution of keys for the conference room and a keyless lock installation on the clubhouse conference room door. SRG will distribute the access code to owners via email.

Hot Tub & Pool Area Repairs & Maintenance

The Board discussed managing the indoor hot tub and pool temperatures and repairs, though recent issues with the hot tub draining and temperature regulation prompted a decision to involve Mountain Goat for inspection and repairs. They also discussed adjusting the pool temperature to 80°F and the hot tub to 102°F. SRG will follow up with the on-site manager to ensure the pool & hot tub temperatures are set accordingly and repairs scheduled. SRG updated the Board on the installation date for the new pool gate lock to be installed during the week of March 9, 2026. SRG also updated the Board on all the completed maintenance items property wide.

Bid Review

The Board continued reviewing proposed bids for upcoming projects. Several vendors were asked to amend their proposals to reflect changes in the scope of work and resubmit them to the Board. Upon receipt, the Board will evaluate the revised bids before making any final determinations.

Assessment Proposal

The Board made a motion to approved to bill total amount for the proposed projects with two-installment payments with a 50/50 split. The first payment is due August 1, 2026, and the second payment is due on May 1, 2027. The 200/300 & clubhouse reroofing project to be completed in 2026 and the decking, painting & lighting projects to begin in 2027. They agreed to set a per-unit assessment range for the 100 & 200/300 buildings once a vendor has been chosen. The Board will update the newsletter to reflect on this information and to include a note about the upcoming formal assessment proposal. SRG will send out the newsletter to ownership once the newsletter has been finalized.

Insurance Renewal

The Board requested that SRG provide the insurance renewal quote once received. The Board also discussed the Cross Creek insurance renewal, with Kevin reporting that SRG is planning to meet with the current insurance provider to review proposals, including the potential for increased coverage due to rising rebuilding costs. SRG will update the Board once all renewal information has been received, including any adjustments to replacement cost coverage.

VI. NEXT MEETING

The next Board of Directors meeting is scheduled for April 13 at 9:17 a.m.

V. ADJOURNMENT

The meeting was adjourned at 11:55 a.m.

Approved: _____