

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
April 29, 2025**

I. CALL TO ORDER

The Board of Directors meeting was called to order at 11:00 a.m.

Board members Dan Winters, Jessica Taylor and Amanda Seidler attended in person. Rob Luhrs, Mark Kostovny and Joe Ehrhardt attended via Zoom.

Representing Summit Resort Group was Kevin Lovett and Kimberlyn Bryant

II. APPROVE PREVIOUS MEETING MINUTES

The minutes of the April 29, 2025, Budget Ratification meeting were reviewed. Joe made a motion to approve the minutes as written. Rob seconds and the motion carried.

III. FINANCIAL REVIEW

SRG reported on Financials as follows:

April 30, 2025 Financials

April 30, 2025 close financials report \$97,107 in the Alpine Operating acct., \$16,146 in the Alpine 100 Bldg. Reserve Acct., \$52,930 in the Alpine 200/300 Building reserve and \$72,053 in the Alpine Ctr. Bldg. Reserve acct. The Operating Painting funds report \$3395 in 100 bldg painting fund, \$1,589 in 200/300 painting fund and \$497 in the Center Bldg painting fund.

The Profit and Loss reports \$174,695 of total operating expense year to date vs. \$196,116 of budgeted expense (10% under budget).

Budget 2025-26

The Board reviewed the proposed 2025-26 budget to include an overall 18% - 20% increase to dues for 200/300 owners and 13% - 15% increase for 100 building Owners (dependent upon the size of the unit).

The increase includes a 7% increase to operating dues (primarily due to insurance premium anticipated increase) and significant increases to the funding of the reserve accounts.

Reserve account contributions for the 2025-26 budget are:

- Center bldg. reserve contribution increased to \$46,500 annual (from \$15,000)
- 200/300 bldg reserve contribution increased to \$55,236 annual (from \$25,000)
- 100 bldg reserve contribution, increased to \$18,000 annual (from \$12,000)

Upon discussion, Dan moved to approve the 2025-26 budget as presented; Rob seconds and the motion passed.

The date for the Budget Ratification meeting will be set and notice of the meeting sent to Owners. It was noted that per Colorado Legislation, the budget will be considered ratified unless 51% or more of the Owners object to the budget at the budget ratification meeting.

IV. RATIFY BOARD ACTIONS VIA EMAIL

Lindee moved to ratify the following actions discussed via email:

4-30-25 Window letter to owners, approved to be sent

4-30-25 Tree Treatments, approved

4-30-25 100 building painting and concrete, approved

5-7-25 100 bldg special assessment, approved

6-13-25 Board officer positions, President Rob, approved

6-13-25 Resort Internet / Comcast, approved to not renew RI

Jess seconds and the motion passed.

V. OLD BUSINESS

The following Old Business items were discussed.

A. Windows, Declaration Amendment; It was noted that the Declaration Amendment moving windows to the responsibility of the individual unit Owners has passed. The Amendment has been signed with a notary. SRG will post to the website.

B. Windows, Owner replacement policy; As windows are now the maintenance and replacement responsibilities of the individual unit owners, a policy will be put in place to guide the window replacement process to ensure permits are pulled and any new windows that are installed meet current code and maintain exterior uniformity of appearance. SRG will update the policy as discussed and post to the website.

C. 200 building stairs/ "no slip treads"; It was noted that the stair install contractor has complete the installation of the new stairs in the 200 building and has stained them. BW Enterprises will be installing the new "no slip treads" on the new stairs.

D. Asphalt; It was noted that the new concrete and asphalt install in front of the dumpster area has been completed. The contractor will be cleaning out the concrete drain grate. The Contractor provided a cost estimate for replacement of the remaining areas of asphalt of \$200k; it was noted that this is the same amount as listed in the capital reserve plan.

E. Painting; It was noted that the 100 building painting project is complete. Now, the painters are working on the 200/300 building paint touch ups.

F. 100 Building Fire sprinkler system repairs; During the recent annual fire sprinkler system inspection, the inspectors noted that the glycol must be refreshed. It was noted that Summit Fire and Ems are requiring repairs. Upon discussion, the Board approved proceeding.

G. Lattice at 100; The new lattice to cover the electric transformer box has been built and installed.

H. Clubhouse repairs; A new light fixture has been installed, and a loose wire has been secured. The grouting at the pool area and the post at hot tub area projects are pending.

I. 300 building post wrap in metal sleeve; this project is pending.

J. Asphalt cold patches; The Board was pleased with the asphalt cold patching that has taken place and a few more small patches will be completed.

K. 304 and 203 window replacement; SRG will notify the Owners as soon as the new windows are in and contractor is ready to install.

L. 102 concrete patio replacement; The replacement of the concrete patio at unit 102 is pending.

M. Tree treatments for 2025 have been completed.

N. Clubhouse heat repair; Mountain Goat Mechanical is working on the clubhouse heating system repairs.

O. TV/ Internet; As directed by the Board, Resort Internet has been sent notice that we will not be renewing the Resort Internet agreement. Upon discussion, Jess moved to contract with Comcast for Internet service only (no TV); Joe seconds and the motion passed 6 votes to 1.

VI. NEW BUSINESS

The following New Business item was discussed.

A. Decks 200/300; The Deck Committee provided update on the deck and railing replacement investigation for the 200/300 building units. A survey will be sent to Owners to obtain feedback.

B. Clubhouse decks/ stairs; A meeting will be set up with Deck Committee members will meet with BW Enterprises to view and discuss options.

C. Smoking / no smoking; As follow up to the Annual Meeting, the Board discussed smoking on premises. Upon discussion, the Board agreed to solicit Owner input / suggestions. The Board will then review the Owner feedback.

D. East side of 300 building landscape; The east side of 300 building landscaping was discussed. It was noted that this is a natural area, heavily shaded with pine trees and is a snow storage area that has a natural “pit” to it that holds water during periods of heavy rain (until the water dissipates into the ground). An Owner has requested beautification of this area. Options to address to include installing a drywell were discussed. At this time, the Board agreed to add top soil in the area and then to monitor.

E. Newsletter/ Owner Communication; The Board discussed the newsletter and items to be included with the goal of sending out the newsletter prior to the July 4th holiday.

F. Fire pit; It was noted that an old fire pit exists on site. The “guts” of the fire pit will be removed so fires cannot be made in it, and it will be used as a table.

G. Deck painting request; An Owner who is in the process of selling their unit has requested that the HOA paint their deck. At this time, decks are not planned to be painted. The Board agreed that if the Owner wishes to paint their deck area, the HOA will provide the paint code and the Owner can pursue at their own expense (using the proper paint color).

VII. NEXT MEETING

The Budget Ratification Meeting will be held in August, SRG will poll the Board to set the date.

The next Board meeting will be held in September, SRG will poll the Board to set the date.

VIII. ADJOURNMENT

With no further business the meeting adjourned at 12:57 pm.

Approved: _____