

**CROSS CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 22, 2011**

**I. CALL TO ORDER**

The meeting was called to order at 9:05 a.m.

Board members David Falk, and Don Crino attended in person. Board members Carol Horn, Lindee Sebald, Rob Luhrs and Bryce Hunt attended via telephone. Bob Rappold was represented by proxy. A quorum was present. Homeowner, Don Morrissey, was present and expressed interest in possible board membership when there is an opening.

Representing Summit Resort Group were Kevin Lovett, Jocelyn Banks, Deb Borel and Peter Schutz.

**II. APPROVE PREVIOUS MEETING MINUTES**

The Minutes of the September 25, 2010 minutes were reviewed. Don Crino motioned to approve. Carol Horn seconded and with all in favor, the motion carried.

**III. FINANCIAL REVIEW**

SRG reported on Year to Date Financials as follows:

December 31, 2010 close financials report \$3,019.39 in the Alpine Operating account., \$10,369.05 in the Alpine 100 Bldg. Reserve Acct., \$54,061.28 in the Alpine 200/300 Building reserve and \$49,324.59 in the Alpine Ctr. Bldg. Reserve acct.

December 31, 2010 close financials report \$37,914.78 of actual expenses vs. \$34,860.49 of budgeted expenses.

Areas of major overage were reviewed to include:

607 – Miscellaneous Expense \$2,807 over

Areas of major underage include:

671 – General bldg maint, \$987 under

Capital Plans

Capital Reserve Plans for Each Building were reviewed.

Discussion of operating vs. reserve expenses and how to fund minor repair and maintenance type items in the 100 building and 200/300 buildings took place. Lindee reported that the only money that could be used from the reserve accounts is building improvements or improvements that extend the life of the building, not building maintenance. Kevin Lovett and Lindee will meet to work out details regarding this.

**IV. MANAGING AGENTS REPORT**

Kevin Lovett reported on the following items:

Completed Items

- 300 building electric meter project

- Unit dryer vent cleaning
- Fireplace inspections and cleanings
- 200/300 EFIS/STO repairs
- Pool area concrete replacement
- Pool surface patching and cleaning
- New pool cover installed
- Unit boiler inspections
- Bathroom remodel
- VGBA pool and hot tub compliance

#### Report Items

- Icy spots pool/hot tub area – SRG will work to keep the hot tub and pool area free from ice and snow.
- Deck railing inspection – findings below, all have been addressed:
  - CC309-Third floor back deck (to the right) a little loose at the wall joint
  - 304, 305, 306, 307-Second floor front stairs (by the flower box)
  - 300, 301, 302, 303- Second floor front stairs (by the flower box)
  - 204, 205, 206, 207- Second floor front stairs (by the flower box)
- 200/300 gutters/heat tape over back decks
  - Discussed the addition of heat tape and gutters to be installed on the back decks 6 units of the 200/300 building that have “flat” roof lines that sit above the unit decks and snow and ice sheds onto the unit deck as the decks protrude further away from the building than the roof line. The solution to preventing the ice and snow from shedding off of the roof is to install a gutter and heat tape system. The cost to install each gutter, heat tape and downspout section is between \$780 and \$1000, dependant upon the section. There is no power on the outside of the building; power for heat tape would need to be provided by the unit owner, coming off of the outlet in their unit.
  - Don Crino made a motion to offer each homeowner that benefits from the gutter/heat tape addition to pay for their own, since it will only benefit them. Bryce seconded and with all in favor, the motion carried. Kevin Lovett will call Tim Nimmer with this information.

#### **V. NEW BUSINESS**

- A. 2011 Annual Meeting date is Friday, May 27, 2011 at 6:00 pm.
  - 1. Owners will be asked to bring all items in their unit that does not belong to them. Jocelyn has provided a space in the conference center kitchen for those items.
  - 2. The annual owner social day will take place on Saturday, May 28, 2011.
- B. HB 10-1278-SRG has registered the HOA with the Colorado Real Estate Commission to keep in compliance with the new House Bill.
- C. SRG will obtain bids to paint the inside window sills of all of the units of the 200/300 buildings.

- D. The 100 bldg roof warranty was discussed; Lindee Seebald and the 100 building Owners will decide if the \$170 per month expense to keep the warranty is worthwhile.

**VI. NEXT MEETING**

The next meeting will be the Annual Owner meeting May 27, 2011 at 6:00 pm

**VII. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:45 am.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_