

**CROSS CREEK CONDOMINIUM ASSOCIATION
ANNUAL OWNER MEETING
MAY 24, 2013**

I. CALL TO ORDER

Rob Luhrs called the meeting to order at 6:00 p.m.

II. PROOF of NOTICE/ QUORUM/ INTRODUCTIONS

Notice of the meeting was sent to all Owners on April 25, 2012 by US mail.

With 8 units represented in person or via telephone and 7 by proxy, a quorum was reached.

The following units were represented in person:

- 101 - Mr. Peckham via telephone
- 102 – Tom Hallin, in person
- 202 – Board member Carol Horn via telephone
- 206 - David Falk, in person
- 210 - Daryl and Lucinda Craft, in person
- 211 - Art and Nancy Blomberg, in person
- 308 – Board member Rob Luhrs and Pam Luhrs, in person
- 311 - Board member Bryce Hunt, in person

The following unites were represented by proxy"

- 100 - Max and Sharon Zweig, proxy to Bryce Hunt
- 200 - Gerald Frick, proxy to Rob Luhrs
- 203 - Paul and Cindy Sale, proxy to Tim Nimmer
- 204 - Bob and Gayle Rappold, proxy to Rob Luhrs
- 300 - Don Crino, proxy to Rob Luhrs
- 303 - Brad Unkeless, proxy to Rob Luhrs
- 310 - Salmon Family Trust, proxy to Dave Falk

Kevin Lovett and Jocelyn Banks were present on behalf of Summit Resort Group.

III. APPROVE PREVIOUS MEETING MINUTES

Carol Horn made a motion to approve the minutes from the 2012 Annual Owner meeting; Art Blomberg seconded and the motion passed.

IV. PRESIDENT'S REPORT

President Rob Luhrs welcomed everyone to the meeting and thanked them for their attendance. Rob noted that the complex looked great and that the flowers were to be planted soon!

V. FINANCIAL REVIEW

Kevin Lovett presented the year to date financials as follows:
Year to Date, April 30, 2013 Financials

April 30, 2013 close financials report \$46,888.74 in the Alpine Operating acct., \$11,703.73 in the Alpine 100 Bldg. Reserve Acct., \$17,482.49 in the Alpine 200/300 Building reserve and \$28,509.94 in the Alpine Ctr. Bldg. Reserve acct. The Operating Painting funds report \$1742.22 in 100 bldg painting fund, \$13,125.44 in 200/300 painting fund and \$3144.01 in the Center Bldg painting fund.

April 30, 2013 close financials report \$104,769.26 of actual expenses vs. \$102,535.81 of budgeted expenses.

Operating expense lines items of major variance were reviewed to include:

- 655 Managers Unit Maint \$1049 under budget
- 669 Common Area Electric \$1354 over budget
- 677 General bldg Maint \$2443 under budget
- 682 Pool and hot tub maint \$2127 over
- 683 Pool and Hot tub chemicals \$1051 over

Capital Planning

Capital plans for the 100 building, 200 & 300 building, and Center building have been continually updated with the Board of Directors at Board meetings.

Tom Hallin asked what our loss carry forward was; Kevin Lovett will check with the CPA and report back.

VI. MANAGING AGENT'S REPORT

Jocelyn Banks was thanked for her good work this past year and Kevin Lovett with SRG presented the following manager's report:

Completed General Items

- Routine inspections/ tune ups of clubhouse boiler/ mechanical and fire systems
- Inspections of unit boilers
- Cleaned and inspected fire places and dryer vents
- Painted exercise room
- window washing (2012)
- 100 building gutter work (2012)
- Installed additional internet access points

Completed Hot Tub/ Pool Repairs

- Replaced Top side controls for outside hot tub
- Replaced motor for outdoor hot tub jet pump
- Replaced sand filter laterals
- Replaced vinyl flaps between indoor/ outdoor pool

Completed Center Building Boiler work

- Quarterly maintenance
- Replaced gas igniter

Completed Capital Projects

- Sto inspection and repairs (Fall 2012)

-200/300 bldg 3rd floor deck replacement project

Discussion Items

-100 bldg roof warranty; \$170 per month, \$2040 annual, covers inspection Spring and Fall and minor maintenance (caulking).

Survey results received included:

100 - supports discontinuation

101 - supports discontinuation

SRG was instructed to send survey to Don Morrissey and Lindee Seebald; then, SRG will send to homeowners again with statement that responses are do by certain date and that majority vote will prevail. the owners supported this approach.

VII. OLD BUSINESS

There were no old business items discussed.

VIII. NEW BUSINESS

A. Projects 2013 - The Board and Management discussed the following items.

General projects planned for 2013 include:

Exterior building painting

Unit boiler inspections, fireplace and dryer vent cleaning and inspections

Outdoor hot tub deck rubber water proof coating

Window Washing (to be done after painting)

Deck inspection and railing securing as necessary

Capital projects planned for 2013 include:

Hot tub and pool surface, resurfacing; scheduled for 1st week of June

Sto inspection and repairs (if necessary)

Indoor pool / hot tub area stone floor sealing

100 bldg stone pillar grout

B. Exterior Building Painting - exterior building painting was discussed. Owners Art and Nancy Blomberg were thanked for their efforts on color scheme choices. Art and Nancy presented the overall color scheme philosophy to include:

Painting strategy / Philosophy

-make the complex more unified/ similar color scheme

-give the 200/300 and clubhouse buildings a more modern / mountain appearance

-minimize changes to 100 bldg (do not paint sto on 100 bldg)

-improve maintainability of the stair wells

Implementation Approach

-reduce contrast level on 200/300 bldgs

-reduce the "Tudor" appearance by painting out intermediate vertical trim elements

-create horizontal banks of color (like 100 bldg)

The options of a 3 color scheme vs a 2 color scheme were discussed. Four color options were reviewed to include three - 3 color schemes and one - 2 color scheme. Tom Hallin

volunteered his artistic daughter to work with Art and Nancy to narrow the color selection down to two choices with one choice being the 2 color - color scheme with Rocky Tundra and the other choice being a 3 color - color scheme in the brown/ green color families.

Art Blomberg moved to proceed as follows:

A new mailer / survey will be prepared and sent to all owners by June 15, 2013; responses from owners will be due June 22, 2013. Owners will be asked to vote on a color scheme "concept", not the "exact color"; based on responses, Art, Nancy and Tom Hallin's daughter will then work with any other owners interested on final color selection. Any owners interested in final color selection are to contact Summit Resort Group. Email responses as well as snail mail responses will be accepted". Dave Falk seconds and the motion passes.

Kevin Lovett reported that multiple bids have been received for the exterior bldg painting project; Proff Paint has provided the most competitive bid. The Owners agreed to schedule the painting project to begin August 1, 2013.

IX. BOARD OF DIRECTOR ELECTION

Art Blomberg and Daryl Craft expressed interest in volunteering for the Board. Dave Falk moved to have SRG poll the existing Board to see if any board members are interested in dropping off of the Board. Art and Daryl will be added to the Board list as "alternates"; they will also be added to the Board email list. Pam Luhrs seconds and the motion passed.

X. NEXT MEETING DATE

The next Cross Creek Annual Owner Meeting will be held Friday May 23, 2013 at 6:00 pm.

XI. ADJOURNMENT

With no further business, the meeting was adjourned at 7:40 p.m.

Approved By: _____
Board Member Signature

Date: _____