

**CROSS CREEK CONDOMINIUM ASSOCIATION  
ANNUAL OWNER MEETING  
MAY 27, 2016**

**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 27, 2016 via US mail.

With 11 units represented in person or via telephone and 5 by proxy, a quorum was reached.

The following units were represented in person:

- 101 – Owner Greg Peckham via telephone
- 102 – Board member Lindee Sebald in person
- 105 – Board member Don Morrissey in person
- 202 – Board member Carol Horn via telephone
- 206 – Board member Dave Falk via telephone
- 211 – Owner Art Blomberg in person
- 301 – Owner Sam Winslow in person
- 304 – Owner Jean Wells in person
- 308 – Board member Rob Luhrs and Owner Pam Luhrs in person
- 310 – Owners Gerald and Pam Dziedzina in person
- 311 – Board member Bryce Hunt in person

The following units were represented by proxy"

- 100 – Max and Sharon Zweig, proxy to Bryce Hunt
- 200 – Gerald Frick, proxy to Rob Luhrs
- 203 – Paul Sale to Rob Luhrs
- 302 – Dan Winters, proxy to Rob Luhrs
- 306 – Dan Spivack to Gerald Dziedzina

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

Owners introduced themselves.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes from the 2015 annual owner meeting were reviewed. Upon review, Don Morrissey made a motion to approve the minutes from the 2015 Annual Owner meeting as corrected. Art Blomberg seconded and the motion carried.

**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 thanked Jocelyn and Kevin for their work at the complex. The remodeling of the pool and clubhouse area looks great and was completed on budget!

## V. FINANCIAL REVIEW

The Owners discussed the financials.

### Year to Date Financials:

Kevin Lovett presented the year to date financials as follows:

April 30, 2016 close financials report \$20,050 in the Alpine Operating acct., \$23,366 in the Alpine 100 Bldg. Reserve Acct., \$78,591 in the Alpine 200/300 Building reserve and \$10,065 in the Alpine Ctr. Bldg. Reserve acct. The Operating Painting funds report \$97 in 100 bldg painting fund, \$1,498 in 200/300 painting fund and \$469 in the Center Bldg painting fund.

The P & L vs budget as of April 30, 2016 reports operating expenses \$2,238 over budget (2%) year to date. It was noted that we closed 2014-15 fiscal year 2% under budget in operating expenses at year end. Areas of major expense variance were reviewed.

### 2014-15 Fiscal “operating account true up”

The “2014-15 200/300 and 100 building operating account “true up” transfers” were discussed.

The 100 Bldg operating account closes \$4,463 “under” budget in 2014-15 fiscal year expenses.

The 200/300 bldg operating account closes \$1522 “under” budget in 2014-15 fiscal year expenses.

Linde moved to “ratify” the following “true up” plan: “transfer \$4463 from the operating account to the 100 building reserve account and transfer \$1522 from the operating account to the 200/300 building reserve account”; Pam Luhrs seconds and the motion passed.

### Capital Reserve Plans

Capital plans for the 100 building, 200 & 300 building, and Center building were reviewed. Overall, Owners were in favor of increasing reserve dues in order to build the reserve account balances. This will be discussed further at budgeting time.

## VI. MANAGING AGENT’S REPORT

Kevin Lovett presented the following manager’s report:

### Completed items

Completed Items in addition to the routine day to day items include:

- Routine inspections/ tune ups of clubhouse boiler/ mechanical and fire systems
- Inspections of unit boilers (2015)
- Cleaned and inspected fire places and dryer vents (2015)
- Inspections of sto and deck railings

- Tree trimming, Creekside of 200/ 300 bldgs
- Exterior touch up painting (all buildings)
- Internet upgrade

Completed Center Building Boiler work items include:

- Quarterly maintenance
- Replaced fan motor

Completed Pool / hot tub work items, in addition to work completed during major indoor hot tub work, include:

- rewired indoor hot tub for larger jet pump
- replaced jet pump
- replaced zone valve for pool heater

#### Center Building “remodel”

Management and the Owners discussed the “Major Center Building remodel”. 2016 “Phase 1” completed items included indoor hot tub leak repair, indoor hot tub resurfacing, pool resurfacing, indoor concrete floor replacement with new “stamped concrete” floor, new plumbing lines run to indoor hot tub, sauna wood replacement as well as wood trim and door replacement. SRG will see that new LED can light attachments are installed in the clubhouse ceilings to replace the existing lights.

Future Center Building remodel projects for consideration include:

- Bathroom/locker room tile work (stalls, doors) (est \$20,000)
- Outdoor hot tub replacement (est \$40,000)
- Outdoor fence replace (est \$25,000)
- Pool area ventilation system (est \$17,250)
- Pool / hot tub mechanicals (est \$15,000)
- Center Bldg Boiler (est \$24,000)

The Owners were pleased with the outcome of “phase 1”. It was noted that additional future remodel projects would need to be funded by additional special assessments. Upon discussion, the Owners agreed to not pursue additional remodel projects for 2016. This will be discussed again at the 2017 Annual Owner Meeting.

## **VII. OLD BUSINESS**

The following Old Business item was discussed:

200/ 300 “ground floor” deck replacement – The Owners discussed the project of replacing the 200/ 300 building ground floor decks. Linde moved to hold the “vote” amongst the 200/300 building owners only (not 100 building owners); Don Morrissey seconds and that motion passed. Discussion ensued amongst Owners stating pluses and minuses of replacing the decks now with a composite material versus “fixing up” this year and postponing the full replacement; it was deemed more economical in the long term to replace the decks in full this year. Gerry Dziedzina moved to replace all 200/300 building ground floor decks with a composite material; Jean Wells seconds and the motion passed. SRG will work to obtain an updated proposal to include composite material recommendations.

**VIII. NEW BUSINESS**

The following New Business items were discussed:

Major projects 2016- the following “major projects” are slated for 2016:

100 Building projects slated for 2016 include:

\$1000 allocation for roof repairs

\$5000 allocation for sto inspection and repairs

200/300 Building projects slated for 2016 include:

\$3000 allocation for gutters / heat tape

\$2000 allocation for sto repairs

\$3000 allocation for windows; it was noted that unit 310’s windows are in very poor shape and they will be replaced)

\$35,000 allocation for 1st floor deck replacement

\$5000 allocation for stone (chimney stone work)

\$2000 allocation for gazebo grill area deck

Center Building projects slated for 2016 include:

\$500 allocation for sto

\$1200 allocation for stone work

\$2500 allocation for hot tub / pool components

\$1000 allocation for sauna

**IX. BOARD OF DIRECTOR ELECTION**

The Owners reviewed the current Board list. Bryce Hunt resigned from the Board as he is putting his unit on the market; Bryce was thanked for his years of service! Upon discussion, Don Morrissey moved to reelect the slate and Linde seconded; the motion passed.

**X. NEXT MEETING DATE**

The next Cross Creek Annual Owner Meeting will be held on the Friday of Memorial Day Weekend, 2017, at 6:00 pm.

**XI. ADJOURNMENT**

With no further business, the meeting was adjourned at 8:21 p.m.

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

Board Member Signature

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