

**CROSS CREEK CONDOMINIUM ASSOCIATION
PHASE 2 CENTER BUILDING REMODEL
COMITTEE MEETING**

April 26, 2018

I. CALL TO ORDER

The Committee meeting was called to order at 4:00 p.m.

Rob Luhrs, Jean Wells, Julian Gelfand, Cindy Sale, Van Stenzler and Don Morrissey attended via telephone.

Representing Summit Resort Group was Kevin Lovett.

II. OVERALL SUMMARY “TO DATE”

The Overall Summary of “to date” proceedings of the Phase 2 Center Building project were reviewed as follows:

Original “plan” and initial budget cost estimates;

The original plan and project scope to include initial cost estimates was discussed to include:

Project consists of:

- Exterior hot tub replacement; \$40,000 Budget figure
- Exterior fence replacement; \$25,000 Budget figure
- Interior bath/ clubhouse “remodel”; \$20,000 Budget figure

Total \$85,000

Special assessment collected;

The special assessment amount billed and collected for the project was \$100,000

Bids solicited for initial scope of work:

Multiple bids solicited and received to complete the project. Blusky Construction provided the most cost-effective proposal for the Hot Tub Framing work and the Fence installation. The Hot Tub Company provided the most competitive proposal for the actual hot tub install.

Project scope refinement meeting;

A meeting was held on site, in February, with BluSky and the Hot Tub Company to discuss the project. At that meeting, additional options about placement of the hot tub were discussed. Following the meeting, adjusted cost estimates for the options were prepared.

III. DISCUSSION OF “APPROACH”

Approach; The overall approach to the three facets of the project (Hot tub / Fence/ Interior Bathroom remodel) was discussed. It was noted that the hot tub replacement and fence replacement projects are “tied” together and the bathroom / locker room project can be completed as a separate project. All three facets of the project will be completed. Upon discussion, the Committee agreed to focus first on the hot tub and fence project and complete these projects and then, on the heels of completion, move attention towards completion of the interior bathroom and locker room remodel.

IV. CURRENT HOT TUB AND FENCE REPLACEMENT OPTIONS

Hot Tub Options; The Committee discussed the current options for the new hot tub.

Option 1a; “Like for Like” above ground hot tub install

Option 1b; “In ground” hot tub

Option 2; “In ground Over Sized” hot tub

Upon discussion, Jean moved to eliminate Option 2; Cindy seconds and the motion passed.

The Committee discussed the pro’s and cons of the “inground” vs. “above ground” hot tub. While the “inground” hot tub is considered the more aesthetically pleasing, the con’s associated with the inground hot tub outweighed the pro’s (con’s included excavation so close to existing pool that could compromise pool shell, future maintenance costs higher with inground tub and the overall expense would increase by approximately \$40,000 with an inground tub). Van moved to pursue option 1a, “like for like above ground” hot tub install.

Hot tub Shell model; The Committee viewed the proposed Grecian Venus 810 C model on line and agreed to go with the white shell.

Fence options; The Committee discussed options for the new fence. The “Ameristar” fence line was viewed on line. The Committee agreed that they would like a 5-foot-tall fence (if code will allow), with a flat fence top (no “points”) and would like the color grey if it exists as an option – if not, then black. Models that the Committee liked were the “Montage” or the “Echelon” – both have limited lifetime warranties (one has “e-coating” finish and one model has a powder coated finish).

V. COST vs BUDGET

It was noted that the project as approved above, to include the bathroom/ locker room remodel, barring the unforeseen, will be completed at the \$100,000 expense level which is same amount collected via special assessment.

VI. PROJECT TIMING

The Committee discussed “when” to proceed with the hot tub and fence installation. The hot tub shell delivery time is approximately 4 weeks. Blusky reported that the project would take roughly 2 weeks to complete. The Committee agreed to pursue as soon as possible; likely end of May start for early to mid-June finish.

VII. NEXT STEPS

A summary (these minutes) along with updated work authorization forms for Blusky and The Hot Tub Company will be sent to the full Board for vote to proceed. A meeting was scheduled with Blusky for May 18th at 3:00 pm on site for final product selection. Communication will be sent to Owners once installation period is firmed up.

VIII. ADJOURNMENT

With no further business the meeting adjourned at 5:27 pm.