

**CROSS CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 23, 2014**

**I. CALL TO ORDER**

The meeting was called to order at 5:00 p.m.

Board members Don Morrissey and Rob Luhrs attended in person. Carol Horn and Don Crino attended by telephone.

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

**II. OWNERS FORUM**

Owner, Art Blomberg, joined the meeting at 5:21.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes of the March 7, 2014 meeting were reviewed. Carol made a motion to approve the minutes as written. Rob seconded and the motion carried.

**IV. ACTIONS VIA EMAIL**

There were no actions via email since the last Board meeting.

**V. FINANCIAL REVIEW**

SRG reported on Financials as follows:

Kevin Lovett presented the year to date financials as follows:

Year to Date, April 30, 2014 Financials

April 30, 2014 close financials report \$7,765.77 in the Alpine Operating account, \$21,399.08 in the Alpine 100 Building Reserve account, \$57,026.17 in the Alpine 200/300 Building Reserve and \$32,888.07 in the Alpine Center Building Reserve account. The Operating Painting funds report \$97.47 in 100 Building painting fund, \$1,496.08 in 200/300 Building painting fund and \$468.33 in the Center Building painting fund.

April 30, 2014 close financials report that the association is \$6,576.69 over budget in operating expenses.

The Owners and Management discussed major variances.

The accounting department is concerned about cash flow for the association. SRG will continue to monitor and for the fall budget cycle, additional funding will be considered to increase cash on hand.

2013-2014 Fiscal Year End Operating surplus transfers will be ratified at the annual meeting.

## VI. MANAGING AGENTS REPORT

SRG presented the following managers reports:

### Complete Items

- Association Insurance renewal complete.
- The new hot tub cover has been installed.
- The interior hot tub area floor has been sealed.
- The stonework on the chimney in the center building has been repaired.
- A failed fire system backflow preventer in the 100 building has been replaced.
- A new sauna has been ordered costing \$990.
- The outdoor rubber hot tub deck coating has been touched up.
- The split gutter and heat tape on the 200 building has been repaired.
- The windowpane at the center building that was broken due to ice has been repaired.
- Parking lot has been restriped.

### Pending Items

- Spring Cleanup is underway.
- Touchup painting is underway
- Flower planting is pending.
- Sto inspection has been scheduled.
- Deck railing inspection has been scheduled.
- Window washing was discussed by the Board. The cost of the center building window wash is \$400, 100 building is \$300 and 200/300 building is \$600. The Board agreed that it will be done this summer.
- Roof inspection is pending.
- Stucco entry wall will be repaired and painted to match the new colors.

### Projects 2014

- Projects 2014 – The Board and Management discussed the following 2014 projects:
  - 200 / 300 Building
    - Window replacement was \$1,422 and is complete.
    - Sto repair allocation is \$1,000
    - Siding repair allocation is \$1,500
    - Roof repair allocation is \$1,500
    - Heat tape and drainage repair was \$1,780 for the 200 Building PVC that was repaired.
    - First floor deck replacement allocation is \$25,000. After first floor decks were inspected during the walk around, they are still in very good shape. The Board agreed that this item would be tabled until next summer and re-evaluated next spring.
    - When railing and Sto inspections are being done, they will be asked to also look at the second floor decks.
  - Center Building
    - Interior floor sealing was \$421 and is complete.

- Clubhouse chimney stone repair was \$900 and is complete.
- Roof repair allocation is 2,000
- Sto repair allocation is \$500
- Railing repair clubhouse deck over the pool allocation is \$1,500
- Railing on the south facing railing needs to be repaired. Creative Housing Solutions has the best plan for this deck railing at a cost of \$1,755. SRG recommends repairing both of the railings. The Board agrees and both of them will be repaired properly.
- All deck railings were inspected and tightened as needed in the summer of 2013.
- Outdoor hot tub cover cost was \$750 and has been replaced.
- Painting center sto walls will be paid from the painting reserve.
- 100 Building
  - Sto inspection allocation is \$7,500 (This is a budget number, but no issue has been determined, so this could be a cost savings)
  - Stone repairs cost was \$1,500 and is complete.
  - Fire system back flow preventer was replaced at a cost of \$1,480.
  - Roof repairs allocation is \$2,000
  - Roof replacement is in the plan for 2019 at an expense of \$35,000
- Walk Around – the following items from the pre –meeting walk around were discussed:
  - Denver boiler will do 1/4rly center building boiler and mechanical inspection.
  - Touch up painting around the interior hot tub area
  - Toilet flusher in men’s restroom will be replaced
  - Drinking fountain will be removed and capped.
  - One tree by the dumpster is being monitored
  - Touch up painting on 100 building.

## **VII. OLD BUSINESS**

## **VIII. NEW BUSINESS**

- A. 2014 Annual Meeting Preparation – The Board reviewed the annual meeting packet.
- B. Don Crino reported on issues he has had with Comcast TV service. Jocelyn picked up the equipment for the digital conversion, as Comcast missed the installation at Don’s unit. Don then installed it. He questioned if there were other options for service. There are other options to consider, including Resort Internet. Comcast is more flexible for individuals to add additional service. Cross Creek is currently under contract with Comcast. When the contract expires, SRG will get other bids for service.
- C. Kevin was thanked for the hard work he does for the association.
- D. Jocelyn was also thanked.

## **IX. NEXT MEETING**

The next Board meeting will be scheduled when it is necessary to meet.

**X. ADJOURNMENT**

With no further business the meeting adjourned at 5:45 pm.

Approved By: \_\_\_\_\_  
Board Member Signature

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