

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 24, 2013**

I. CALL TO ORDER

The meeting was called to order at 5:17 p.m.

Board members Rob Luhrs and Dave Falk attended in person. Board members Carol Horn and Bryce Hunt attended via telephone. don Crino and Bob Rappold assigned proxies to Rob Luhrs. A quorum was present.

Owners Tom Hallin and Art and Nancy Blomberg were in attendance.

Representing Summit Resort Group were Kevin Lovett and Jocelyn Banks.

II. APPROVE PREVIOUS MEETING MINUTES

The Minutes of the March 15, 2013 minutes were reviewed. Carol Horn motioned to approve. Bryce Hunt seconded and with all in favor, the motion carried.

III. ITEM UPDATE

Kevin Lovett reviewed the following items.

Completed Items:

- Association Insurance renewal complete
- Summit business Alliance - signed waiver
- Firewood "barrier" installed
- New hot tub cover installed
- 100 bldg painting warranty survey sent; results received include:
 - unit 100 supports discontinuation
 - unit 101 supports discontinuation
- Exercise room painting complete

Pending Items:

- Spring cleanup - underway
- Sto Inspection scheduled
- Deck railing inspection
- Floor resealing - River Rock Resurfacing scheduled
- Hot tub/ pool resurface - scheduled for June 3 - 9, notice mailed to owners
- Out door hot tub rubber coating - contractor ready to complete; working on color selection.
- 100 bldg stone pillar grout work
- Exterior painting
- Window wash to follow exterior painting
- Unit boiler inspections scheduled for 2nd or 3rd week of June
- Notice / mailer to owners to be sent re:
 - boiler inspects
 - painting

IV. ANNUAL MEETING PREP, PRESENTATIONS, MEETING PACKET REVIEW

The Board and management briefly discussed preparation items for the annual owner meeting to follow this meeting.

V. DISCUSSION ITEMS - The Board and Management discussed exterior building painting. Art and Nancy Blomberg 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. This will be discussed further at the Annual Owner Meeting.

VI. NEW BUSINESS

There were no additional items discussed.

VII. NEXT MEETING

The next meeting will be the Annual Owner meeting May 24, 2013 at 6:00 pm
SRG will poll Board members on dates for the Fall 2013 board meeting.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 5:59 pm.

Approved By: _____

Board Member Signature

Date: _____