

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 25, 2012**

I. CALL TO ORDER

The meeting was called to order at 5:02 p.m.

Board members Rob Luhrs, Lindee Sebald and Don Crino attended in person. Board members Carol Horn and Don Morrissey attended via telephone. A quorum was present. Owners Art and Nancy Blomberg were in attendance; owner Richard Travis joined the meeting at approximately 5:40 pm.

Representing Summit Resort Group were Kevin Lovett, Jocelyn Banks and Peter Schutz.

II. APPROVE PREVIOUS MEETING MINUTES

The Minutes of the March 9, 2012 minutes were reviewed. Carol Horn motioned to approve. Rob Luhrs seconded and with all in favor, the motion carried.

III. ANNUAL MEETING PREP, PRESENTATIONS, MEETING PACKET REVIEW

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

IV. DISCUSSION ITEMS - The Board and Management discussed the following items:
Gutter addition, 100 building - The Board approved the installation of gutters and heat tape to three sections on the backside of the 100 building.

Painting - The Board and Owners present discussed the overall exterior painting project. The Board considered an updated paint scheme to include three exterior colors as opposed to the two color scheme currently in place. The Board also discussed the possibility of using products other than Cabot's Stain. SRG will investigate recommended products to include what to use on vertical surfaces vs. what to use on horizontal surfaces and what product is to be used on the Sto. The painting project will be discussed further at the Annual Owner Meeting. Lindee stated that a proper reserve transfer is necessary for funding the painting, as payment for painting services must come out of the operating account for each building.

Exterior LED Lighting upgrade - SRG presented additional information gathered on the previously discussed LED light change out program. SRG will investigate cost and rebate options if the 100 building just changes out bulbs to LED's and leaves the existing fixtures. SRG will also look into alternative exterior fixtures for the 200/300 building with specifications being low profile fixtures that will not be hit by skis. Richard Travis noted that a portion of the exterior lights were on this past winter once during the day; SRG reported that it was most likely due to a photocell malfunction and that all exterior lights are and are to be off during daylight hours.

V. NEW BUSINESS

There were no additional items discussed.

VI. NEXT MEETING

The next meeting will be the Annual Owner meeting May 25, 2012 at 6:00 pm

VII. ADJOURNMENT

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

Approved By: _____

Board Member Signature

Date: _____