

**Cross Creek Condo Association
Homeowners Meeting
May 25, 2003**

Call to Order

The CCAA Homeowners Meeting was called to order by David Falk at 1:10 PM (MDT), May 25, 2003 in the conference center at Cross Creek.

Owners in attendance were: Tom Keltner, #101(TK), Carol Horn#202(CH), Bob Rappold#204(BR), David Falk#206 (DF), Brad Holly, Sue Ferguson#207 (BH), Mary McNellis#209 (MM), Heidi Crino#300 (HC), Julian Gelfand, Barb Eddy#305 (JG), Ron, Mary Goodwin#307 (RG), Rob Luhrs#308 (RL), and Robert Ahern#310 (RA).

Represented by proxy were #100-TK, #102-TK, #104-TK, #105-TK, #200-RG, #201-RG, #203-CH, #208-CH, #210-RL, #211-RL, #301-CH, #302-TK, #303-RL, #306-TK, #309-CH.

Guests in attendance: Kirk and Tracy Badger(K&T).

CH made a motion acknowledging owner receipt of information packet 10 days prior to meeting, RG seconded and motion passed unanimously.

Approval of Minutes of Prior Meeting

A motion was made by RG and seconded by MM that the minutes of September 1, 2002 CCAA homeowners meeting be approved. Motion passed.

Organizational Chart

Using a handout CH explained the organizational hierarchy of CCAA/CCRR and their relationship to each other. She then explained the BOD's action and the options it considered. RG then discussed using the 2001 Governing and Corporate Manual for Cross Creek Condo Association as the guide for the Board's actions of which there are copies on file at the front desk

Explanation of time line

RG gave a brief summation of the recent events. These included K&T's decision to resign, the CCRR \$1000 assessment on 3-29-03, the appointment of a 4 person committee to explore management options (RG, BM, MM, and CH), establishing a RFP for soliciting proposals from rental management agencies (RMA's), subsequent meetings with potential manager couples and RMA's, a BOD (CCRR) meeting 5-1-03 where Wildernest (WN) was chosen as the management direction for Cross Creek, subsequent meetings with Tony(WN) that resulted in a negotiated split of 58/42 in rental revenues for CC for the first year, 55/45 thereafter. He went on to mention a packet that was sent out 5-10-03 containing the information of the Board's decision as well as announcing the homeowners meeting of 5-25-03 along with proxies for owner votes regarding changes to management structure at CC and the budget. The BOD met 5-15-03 and approved

budget changes for CCCA & CCRR and a preliminary contract with WN. MM is working on the final contract and depicts it as mostly done.

At this point TK voiced the concerns of the people whose proxies he held regarding potential differences in the WN rental contracts and the existing ones. MM explained that CC was operating under the old '97 contract and that a new one had been pending. These efforts were shelved temporarily when explorations of using a RMA were undertaken in March, 2003. MM said further that WN will comply with our existing agreements for a couple of months while we finalize new agreements. TK expressed concern about the blurring of duties of CCCA and CCRR. MM asserted that the separation of each would be clearer under WN's management. RG suggested that MM continue to act on behalf of CC in these negotiations. In response to a query, MM said that the new contract tracks very similarly to the old one.

Review of Packet

RG went over the info contained in the packet stressing that the biggest changes for CC owners would be in marketing, and subsequent rental income. He emphasized how fluid a situation this is nowadays and how the change to WN would probably result in an increase in rental income. BA asked what changes were in store for non-renters and it was explained that things should be much the same. MM stated that CCRR acting as exclusive managing agent for CC gave renting owners more bargaining power with the RMA and was the best direction.

Another issue is the pending 5-28-03 cancellation of CC's insurance with State Farm. CH said without WN's negotiating of a new pact on CC's behalf our insurance costs could easily have tripled, possibly as high as \$90,000. The policy WN can provide doesn't include contents coverage like the old one did, so owners need to be notified of their need to secure a H-06 policy on their own. A previous e-mail sent to all owners detailed this too. MM also tweaked the coverage from \$4 million to \$8.2 that reflects CC's value at the present time.

MM then went over budget changes for the present fiscal year that are a consequence of the new management structure. One correction was noted in the packet info that reduced a projected income of \$70,000 to a projected loss of \$5700 for CCRR in the current fiscal year. The average change in monthly dues for owners projects to be an increase in the \$4-5 range. RG agreed with MM's conclusions on the minimal monthly dues changes for the owners for the present fiscal year.

The Vote

RG made a motion to approve the management contract with WN on behalf of CC owners, MM seconded and the roll was called. #100-abstain, #101-for, #102-abstain, #104-abstain, #105-abstain, #200-for, #201-for, #202-for, #203-for, #204-for, #206-for, #207-for, #208-for, #209-for, #210-for, #211-for, #300-for, #301-for, #302-abstain, #303-for, #305-for, #306-abstain, #307-for, #308-for, #309-for, #310-for. The final count was 20 for, 0 against and 6 abstentions.

No motions were made to reject the revised budget so the budget changes passed

Meeting Wildernest

The meeting was then joined by representatives of WN. Shirley-the Director of Lodging, Barb-the Director of Operations and Anna-our prospective in-house manager. A Q and A session ensued. Points of discussion included a minimum of 40 hours/week of on site management, owner clean rates, pet policies, etc. It was acknowledged by all that policies will need to be established by the BOD with input by the owners.

At this point TK stated he had to leave and that while he was instructed to represent the views of his proxies he personally supported the BOD's decision as the right one.

Old Business

Maintenance items discussed:

1. BF noted that the outside, creekside lights on the 200 building are not on at night unlike the 300 building
2. Electric surges in the 200 building are still occurring. Kirk said that the power company still has no explanation. None of the newly installed transformers have blown however.
3. Lighting the dumpster/picnic area is to be completed.
4. Re-carpet of conference center-yet to be done.
5. High speed internet access. Summit County is planning to install it county-wide in the coming months, lack of it has cost CC some bookings including the Ricoh conference. Will ask WN for a recommendation about how to proceed.
6. Doors on the units, 200 and 300 buildings. Weren't sealed properly and it is now a question of whose at fault, the installer or the door manufacturer. It was said that we need a letter from the manufacturer stating it's position before proceeding.
7. HBO service box needs reset after every surge to restore service. This wasn't realized initially.
8. Re-roof of conference center, is in Bill Markel's hands according to KB.
9. Dumpster painting-undone
10. Exercise equipment in breakout room-not yet supplied.
11. Signage, electrical and paint for entrance. Jim Harmon said he had a plan to submit on CC's behalf to city. Status-unknown.
12. Parking lot asphalt seal. Will defer to maintenance committee for recommendation.
13. Exterior painting/staining. Status is uncertain with Kirk saying he was told this was done when it seemingly hasn't been
14. Mason work. Some falling rocks etc. RG made a motion to authorize up to \$2000 to do necessary work. CH seconded, motion passed. (I didn't catch who the vendor is)

New Business

CH made a motion that one of the two former CC reservations computers be installed in the conference room in Phase III for use by CC owners and keys be issued to all owners. BR seconded and the motion passed. CH designated RL to issue the keys.

Consideration of a bonus for K&T. A lot of discussion ensued with points made on both sides of the issue. MM made a motion for a \$1200 gesture of appreciation. CH seconded and the motion passed unanimously.

It was suggested that CC continue to offer free cleans to all owners who come and help with the Memorial Weekend workday

The next CC Homeowners Meeting was set for August 31, 2003, 1:00 PM at CC Conference Center.

RL and DD are the nominating committee for the election of the new Board at this meeting. All nominations are to be sent to them. CH, MLH and Jan Hallin's positions are to be filled.

BR moved to adjourn at 4:55 PM, BA seconded, motion passed.

Submitted with character,

Rob Luhrs