

**Cross Creek Condominium Association
Board of Directors Meeting
January 13, 2007**

Call to Order

The CCCA Board of Directors meeting was called to order by President Dave Falk(DF) at 9:20AM (MDT), January 13, 2007 in the conference room Cross Creek. Those also present were Tim Nimmer(TN), Bryce Hunt(BH), Bob Rappold(BR), Dan Spivak(DS), Carol Horn (CH), Bruce Fleet(BF) and Rob Luhrs(RL). Also present was manager Gaston F (GF).

Approval of Minutes

The amendment to the 12/2/06 minutes was discussed: Only one no vote on the budget was registered. The minutes were approved with this change unanimously.

Old Business

DF is to contact boiler inspection company regarding more info on reports, action taken and costs involved. Said company's follow-up has been less than ideal with no communication about it's findings. (Peak Choice Maintenance and Mechanical).

BF made a motion authorizing Gaston to purchase a heated rubber mat for use in walkway of outdoor hot tub/pool area door.. BR seconded and motion passed with an understanding that said mat could cost as much as \$800.

Dehumidification of pool area discussed. Report is pending from Denver area vendor. Approximate costs are \$1200 to get existing ventilation system working as well as it can versus \$25,000 for a true dehumidification system. Board is waiting on written evaluation from vendor.

GF explained that existing dry sauna is old and that is why the breaker keeps tripping. BF said he would get a quote on a steam room as an alternative to replacing.

WIFI: Existing situation very high maintenance. A suggestion was made concerning a transceiver, an antenna like device of which only one would be needed. Approximate cost \$500-\$1000. This could replace the multiple "in unit" devices. Follow-up on "packaged" Comcast services of TV, phone and internet requested. Individual homeowner costs for these services is presently about \$55-\$60 per month. BH is to contact Tony Snyder about a negotiated price with Comcast.

The lawyer who represents many Summit County HOA's is out of town and will be scheduled to speak at the next Board meeting.

The wiring of the boiler for the hot tub is not up to code. BF made a motion to approve the bid of \$150 for an electrician to correct it. CH seconded and motion passed.

A bid of approximately \$1450 was received to do tile work, painting and dry wall repair in the manager's unit from Phil Lafrance. DF made a motion to to approve it, CH seconded and motion passed.

Less than ideal stain coverage was noted on garage side of 200/300. BF made a motion to pay the painter's bill as submitted, BR seconded and motion passed. A general lack of satisfaction with the level of work was noted and other vendors will be solicited from now on. Deck staining and other necessary and uncompleted work will be bid in spring.

New Business

A gutter for the 100 building, diverting water from the garage area to the back was discussed.

Next Board meeting is scheduled for June 1, 2007 at 6:00 PM. This will be followed by an owners work day on June 2, 2007.

Executive Session

The Board went into executive session in which presentations by Summit Resort Group and Big Horn Rentals gave presentations.

TN moved to adjourn at 1:00 PM, BR seconded and motion passed.

Submitted by the eruditely challenged,

Rob Luhrs