

**Cross Creek Condominium Association
Board of Directors Meeting
October 14, 2006**

Call to Order

The CCCA Board of Directors meeting was called to order by President Dave Falk at 8:12AM (MDT), October 14, 2006 in the conference room Cross Creek. Those also present were Tim Nimmer(TN), Bryce Hunt(BH), Bob Rappold(BR), Dan Spivak(DS), Don Crino(DC), Bruce Fleet(BF) and Rob Luhrs(RL). Homeowner, Tom Hallin, was also present.

In attendance by phone: Carol Horn(CH).

Maintenance

RL reported the painter, John Moorman will be on-site next Tuesday-Thursday. He said he should complete the sides of each building (200, 300) along with the fronts, back decks and entryways. RL gave him the go ahead on replacing any blocks on the decks as needed. He will submit a bid for the front fascia to be done next spring. The board decided to table any further work by him at this time.

DF noted an additional \$1450 was spent on the pool area mold/ceiling repair for vapor barrier and insulation. This brought the total bill to \$5700.

Forming a list of preferred vendors was discussed.

Budget

After discussion, in which DS noted that he thought the amounts going into reserves was still too high, BF made a motion to approve the current budget proposal. He noted that the reserve amounts will need to be re-visited at subsequent Board meetings. DC seconded the motion and it passed with DS the only no vote.

CH made a motion that owners be credited for their October overage on the next dues statement. RL seconded and the motion passed unanimously.

Finally, CH noted she will be at CC 11/26/06 between 8:00-9:00 AM for any owner rejection votes on this budget to be registered.

New Business

The next Board meeting was scheduled for December 2, 2006 at 8:00 AM at Cross Creek.

Executive Session

The Board went into executive session in which the WPM contract proposal was discussed along with alternative management options. Board members decided more information is needed before any decisions can be reached. Duties were delegated and findings will be discussed at the next meeting.

TN moved to adjourn at 11:40 AM, BR seconded and motion passed.

Submitted by the eruditely challenged,

Rob Luhrs