

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 28, 2006**

CALL TO ORDER

A meeting of the Board of Directors for the Cross Creek Homeowners Association was held on May 28, 2006 in the Center Building conference room. Directors in attendance were: Rob Luhrs, Tim Nimmer, Bryce Hunt, Daniel Spivack, Don Crino, and David Falk. Directors absent were Bob Rappold, Julian Gelfand and Carol Horn, who each granted voting proxies to Mr. Luhrs. Present from Wilderrest Property Management were Don Wagner, Daniel Vleck, Robert Halenda, Chris Pittman and Tony Snyder. Lindee Seebold and homeowner Tom Halin were also present. Director Falk called the meeting to order at 8:00 a.m.

APPROVAL OF MINUTES

The minutes of the April 7, 2006 Board meeting were reviewed.

Resolution: Upon motion made, duly seconded and unanimously carried, the minutes from the April 7, 2006 Board of Directors meeting were approved as presented.

FINANCIAL REPORT

The CCCA general financial health was reviewed by Mr. Snyder in relationship to the balance sheet for the period ending April 30, 2006. The size of accounts 404 through 408 indicates adequate reserve funding while operating assets exceed the recommended minimum of 1-1/2 times operating monthly expenses, resulting in a healthy operating asset account.

Deposits at Westar are currently earning 5.1% on deposits.

Several line items were questioned. Overage on maintenance hours is attributed to snow removal costs. Lot snow removal is charged at \$90/hr plus energy surcharge with the company using the 4" rule before beginning work. An internal report splits maintenance hours into categories. The \$20,632 hot tub cost was commented on as being reasonable by a homeowner.

Mr. Snyder commented on the rental report saying overall income per unit is up but short-term program number of Units is decreasing. Group sales are a significant part of Cross Creek rentals.

The Major Maintenance Chart was reviewed for possible modification. Budgeted amounts for Sto repairs are appearing to be adequate. The possibility of transferring unused amounts to a contingency line item for unplanned expenses was discussed. The question was also raised about lowering HOA dues because of overall Association health.

PROPERTY ISSUES

A review of pool and spa issues and concerns was presented by Chris Pittman - Wilderrest Property Management Technician. Items related to maintenance and current condition included:

- The need for checking laterals condition and general sand filter rehabilitation; cost not to exceed \$500; Board agreed to repairs.

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- Mr. Pittman recommended replacing the whole hot tub jet if broken rather trying to repair.
- There is a need to repair a loose pool handrail; Board agreed.
- The boiler is in good condition but there are safety concerns related to wet conditions; repairs to correct not to exceed \$800. The heat exchanger needs acid washing in the fall to improve efficiency.
- Pool cover replacement and reel rehabilitation options were discussed; costs to be presented for approval.
- The Clubhouse/pool combined heating system, separate hot tub heater system, and general humidity problems were discussed. The humidistat system controller needs to be secured and the humidity control system reviewed for possible problems.
- Vacuum system should be attached to filter intake for correct operation.
- WPM is purchasing chemicals in bulk; this will result in HOA cost savings.
- Use of enzyme to control loadings to hot tub will improve efficiency of system.
- Hot tub/pool lights are reported as working.
- The warranty by Lindell for the new hot tub is basically limited to the fiberglass shell. Actual in-tub versus in-line digital temperatures and settings were discussed for determination of how settings should be made. For the pool, the summer temperature should be 87 degrees with a higher winter setting. These are set by Mr. Pittman.

It was decided to have Mr. Pittman write up an overall recommendation for repairs to hot tubs and pool, with each item to have an associated cost. All quotes will be "not to exceed." Mr. Spivack agreed to be the Board point person for these recommendations.

A general discussion was held over the Board responding to proposals.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board agreed to respond within 72 hours to requests for proposal approval. No response after 72 hours may be considered approval, with final decision to be made by the Board president.

A discussion was held on overall roof condition. It was agreed that a general roof condition evaluation was needed (all buildings) so projections for reserve expenditures over the next several years can be accurately applied. Since windows are a HOA responsibility, it was agreed windows should be evaluated yearly for condition. A question was raised by Mr. Halin over a previous Building 100 roof maintenance contract. A proposal will be solicited for restarting such a contract.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board reaffirmed reduction of PBX trunk lines to a total of three serving individual Unit phones.

General siding paint and board warping conditions with Building 100 were discussed in connection with any original construction warranty. It was agreed this issue should be referred to the developer/contractor for their position.

During the walk through several Sto issues were noted. It was agreed Sto condition should be evaluated yearly for dings and bubbling for repair recommendations.

An unsolicited bid from Platte River for painting was received by WPM. The Board agreed to give Jim Moorman (independent painter who worked for Cross Creek last year) approval to

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complete his original scope of work. His issue over non-payment for work completed last year was determined by WPM to be incorrect. Mr. Luhrs agreed to oversee Mr. Moorman's work, along with help from Mr. Rappold.

Mr. Hunt reported Building 300 is complete for wireless Internet service, and requested additional equipment to continue his work.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board approved the purchase of two more repeaters and reimbursement to Mr. Hunt for these items connected with the wireless Internet project.

It was agreed a shelf is necessary for the wireless master unit with a label specifying "hands off". Mr. Hunt will work with Mr. Halenda the Property Manager and/or Mr. LaFrance to determine specifics for his request.

A question was raised over proposals for repairs to the clubhouse pool area ceiling/roof. Staff explained they are still waiting for a Turner-Morris proposal.

Owner Lindee Seebold expressed continuing concerns over adjustments made to financial statements related to Cross Creek Resort Rentals and Cross Creek Condominium Association. It was agreed to transfer CCCA Account 150 funds to CCCA Account 402 to meet Ms. Seebold's concerns over equity accounting.

Records currently in off-site storage are to be moved to Cross Creek on-site storage.

A question was raised over regulatory compliance, the annual budget meeting and approval by the Board of a budget before the next Annual meeting.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board agreed to approve a budget before the next Annual meeting.

A concern was raised that firewood charges for Buildings 200/300 are only to be billed to owners of those Units, and not be a part of the HOA assessment.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board approved one hour of billable time for Mr. Halin to contact Jeanne Torro, attorney, to discuss SB100 compliance.

Mr. Hunt raised the issue of the purchase of a speakerphone for teleconferencing.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board approved purchase and reimbursement of up to \$250 for Mr. Hunt to purchase a teleconference capable speakerphone for the CCCA.

Resolution: Upon motion made, duly seconded and unanimously carried, the Board approved joining the Frisco Chamber of Commerce.

Further discussion was held by the Board over the pool roof/ceiling repairs.

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Resolution: Upon motion made, duly seconded and unanimously carried, the Board approved up to \$8500 on repairs to the Clubhouse ceiling/roof repairs after at least one additional bid is received.

NEXT MEETING

The next meeting will be the Annual Meeting to be held September 3, 2005, time to be determined.

ADJOURNMENT

The meeting was adjourned at 11:04 pm.