

CROSS CREEK CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS MEETING

August 13, 2007

CALL TO ORDER

A meeting of the Board of Directors for the Cross Creek Homeowners Association was held on August 13, 2007. Directors in attendance by teleconference were: Rob Luhrs, Bruce Fleet and Dave Falk. Bob Rappold participated in the meeting in person. Representing Wilderwest Property Management (WPM) were Allan Schmidt - Director of Operations, and Don Wagner – HOA Liaison. Directors Don Crino and Tim Nimmer assigned their proxies to Director Luhrs. President Falk called the meeting to order at 6:05 p.m.

APPROVAL OF MINUTES

RESOLUTION: Upon motion made, duly seconded and unanimously carried, approval of the minutes was tabled.

PROPOSAL SUMMARY AND ACTIONS

Roof replacement and painting

- By e-mail vote the Board unanimously approved proposals to reroof and paint the 200 & 300 buildings. Painting will be done by Platte River Capital Projects, and reroofing by Professional Roofing.
- The anticipated start date for both projects is after Labor Day.
- Rob Luhrs will be the Board point person for roofing. Bruce Fleet volunteered to be the point person for painting.
- Painting is specified to be everything except the STO surfaces.

Clubhouse pool area rehab

- Ed Storako of Excellent Construction is still interested in rebidding the change in scope of work.
- He will rebid by the end of August.

Building 100 issues

- Caulk issues were discussed, including the differences of opinions on painting over the caulk and whether or not it should be removed and replaced with a paintable caulk.
- Another siding issue needing to be addressed before painting was determined to be the incorrect nailing of a substantial number of the siding boards. It was questioned whether a painting contractor can correct siding nailing issues as part of their scope of work. Because re-nailing involves location of wall studs, it was determined this should be handled by someone other than a painting contractor. Proposals will be requested for re-nailing for this year or the first of next year, to be followed by proposals for caulking and painting.
- The approved United Materials Roof Guard service contract should address most of the 100 Building roof issues.

- The Resident Manager is reminded to make sure the heat tape is turned on in the fall, and to do the requested extra shoveling as needed this winter between the 2 buildings .

Window replacement and repairs

- The HOA specified window is no longer supplied by Hurd. There have been problems locating a similar replacement window.
- The cost of installation combined with the difficulty in finding a qualified installer is making it difficult to provide an exact cost for windows and installation. WPM is proposing 1 or 2 windows be installed on a time and materials basis so a firm price for installation can be determined.
- It was necessary to bring in a person on a ladder to close windows at the Salmon unit. There are still questions over whether these are replaceable mechanism problems, or if whole windows need to be replaced. Blue Line Windows has agreed to do an evaluation onsite.
- There is an alternative process available for clearing fogged windows rather than glass replacement.
- Bob Rappold has agreed to be the Board point person for working with a window supplier to determine window failure problems at Cross Creek. This will help in the determination of the need for mechanism versus whole window replacement. A final cost for repairing/replacing windows can then be determined.

Landscape

- Questions were raised over whether a one-time property spruce up or an ongoing maintenance contract is needed to keep the landscaping in shape.
- WPM will put Neils Lunceford in contact with Bruce Fleet to determine what needs to be done for the one time spruce up, and to obtain a proposal for cost for a maintenance contract.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board agreed to allocate \$2000 to \$2750 at Director Fleet's discretion for a one time property clean up, and for him to request a cost for a maintenance contract for next summer.

- The Board commented very negatively on the dead flowers in the flower boxes. They questioned if there should be reimbursement from WPM for these dead flowers. Opinions were also voiced regarding the capabilities of WPM for the project management if a simple task, such as watering flowers, cannot be accomplished.

Annual boiler inspections

- They pre-winter inspection program will hopefully be set up by the end of August, with inspections to be done during the fall.
- Peak Choice maintains each owner was contacted after last year's inspections. Mr. Falk emphasized the need for homeowners being notified of any serious

problem. The owners should be polled to determine if they were notified of problems.

Clubhouse heat and dehumidification

- Proposals have been received from Tolin to do a thorough evaluation with repair recommendations (\$1000), and Denver Boiler for a \$2000/year service contract for a twice per year servicing of the system.
- It was noted Denver Boiler is familiar with the system from work done in past years.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Denver Boiler proposal for a \$2000/year service contract, including an initial evaluation, is accepted.

- Dave Falk will be the Board point person for clubhouse HVAC issues.

Clubhouse flooring pea gravel

- River Rock Resurfacing will be providing proposals based on work done for other HOAs.
- The proposal will be for exterior patching to be completed ASAP, and additional interior resurfacing around the pool and inside to be completed when possible.

Steam room

- There was general discussion on conversion of the sauna to a stem room
- A motion to have no further action on the sauna to steam room conversion failed due to no second.
- It was decided to do a broadcast e-mail to all owners soliciting input from owners on this issue.
- A quote is requested for a new sauna heat unit on which water can be poured. Mr. Schmidt will address this question with Denver Boiler.

Annual meeting

The Annual meeting is scheduled for September 15, 2007 at 6:00 p.m. There will be a Board meeting at 5:00 p.m.

Members of the Board wished to thank Mr. Luhrs for all his efforts on projects.

Adjournment

The meeting adjourned at 7:26 p.m.