

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 15, 2007**

CALL TO ORDER

A meeting of the Board of Directors for the Cross Creek Homeowners Association was held on September 15, 2007, in the Center Building conference room. Directors in attendance were: Rob Luhrs, Dave Falk, Bryce Hunt, and Bruce Fleet. Mr. Luhrs held a proxy from Carol Horn and Dave Falk held a proxy from Don Crino. Present from Wilderndest Property Management (WPM) were Barb Walter – Director of HOA's, Daniel Vlcek - Director of Off-mountain Properties, David Quevedo – Resident Manager, and Don Wagner – HOA Liaison. President Falk called the meeting to order at 5:05 p.m.

APPROVAL OF MINUTES

The minutes of the June 1, 2007, and August 13, 2007, meetings were reviewed.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes of the June 1, 2007 Board meeting were approved as written.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the minutes of the August 13, 2007 Board meeting were approved as corrected.

PROPERTY PROPOSALS AND ISSUES

Pre-winter Boiler Inspections – The inspections are proposed to be done by Wilderndest for \$60/unit if scheduled collectively (\$10/unit discount) and paid for by the HOA.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, all units must agree to have a pre-winter boiler inspection scheduled and paid for by the HOA or sign a disclaimer for any liability to the HOA from refusing access. Wilderndest will notify any homeowner with a serious problem by certified mail of that problem following the inspection.

Landscaping – Neils Lunceford has contacted Board point person Bruce Fleet to determine what type of proposals the Board would like to have presented. By consensus the Board agreed they should wait till spring to have Neils Lunceford present proposals for a one-time property cleanup, an annual maintenance contract, and upgrades for the property.

Clubhouse HVAC – Denver Boiler will be doing an onsite eval of the system and maintenance. Rob Luhrs will be the Board point person for this project. It was requested the property manager be given training on operation of the humidity control system by Denver Boiler.

Pool Area Gravel Rehab – The Board would like to see the River Rock proposal. The exterior work is to be scheduled for the end of September.

Policies and Procedures for Compliance with SB89/100 – The posted proposed Policies and Procedures were discussed for approval.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Policies and Procedures for compliance with SB89/100 were approved as presented which included the long version of the dispute resolution policy.

FINANCIALS

The July 2007 financials and balance sheet were briefly reviewed, along with the major maintenance chart year-to-date costs and available funds in reserve for future projects. The financials are posted on the website for review.

The 2007-08 budget proposal was reviewed for presentation to the homeowners. Noted were the following points:

- There is no dues increase proposed.
- Reserve assets appear to be adequate for funding upcoming projects.
- Most expense items are at the same level as 2006-07 estimated annual expenses.
- Account 675 needs to be increased by \$3500 for proposed landscaping work.
- It was questioned whether trash pickup frequency should be increased. Instead it was decided to authorize the property manager to order additional pickups on an as needed basis.

ADJOURNMENT

The pre-Annual Board meeting adjourned to the Annual Meeting at 6:00 p.m.

BOARD MEETING RECONVENED

The board reconvened at 8:30 p.m. following the Annual meeting.

PROPERTY PROPOSALS AND ISSUES

Windows – After no further response from Blue Line regarding replacement windows, it was decided to give them 15 days to respond and then to seek another window company. Bruce Fleet will be the point person for the window replacement project.

Clubhouse HVAC – Rob Luhrs requested to be informed of the Denver Boiler point person and contact info.

Exterior Paint –

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board approved up to \$7000 as additional expense to Platte River related to the color scheme change.

Pool Area Rehab – After discussion, the Board requested alternatives to basic white tile for the pool area rehab project from Ed Storako of Excellent Construction. Don Crino was assigned to be the Board point person for this project.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board approved having Excellent Construction totally remove the clubhouse area drinking fountain and patch the wall, as part of the Clubhouse rehab work.

Heat Tape – The Board requested that the Resident Manager confirm which heat tapes need repair.

Roof Guard Contract for the 100 Buildings - The contract is signed and initial repairs are complete. Roof Guard has reported there are some significant STO problems that need to be addressed in the spring. Until then they have done some additional caulking to get through the winter.

Sauna to Steam Room Conversion – The Board requested a proposal for additional work related to the sauna from Mr. Storako to be done in conjunction with the Clubhouse rehab.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board requested proposals for a new door for the sauna and replacement of the sauna heating system with a wet sauna heater able to have water poured on it.

Asphalt Crack Fill –

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board approved the asphalt crack fill bid proposal from WPM.

HSIS – The Board discussed options and costs for HSIS replacement. By consensus the Board agreed the proposed budget should be modified by lowering phone costs by \$700/year, and HSIS installation for all units be added to the budget to be provided by Comcast.

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board agreed to install 31 HSIS wireless modems and to pay for installation and monthly service by modifying the budget to include \$8500 in account 614 for monthly operating cost and \$3400 to reserve for installation by Comcast.

BUDGET PROPOSAL

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the Board approved the budget as presented with the HSIS cost modifications and the increased amount to Operating landscaping expense line item.

MEETING DATES

Meeting dates were determined as follows:

1-11-2008	5:00 pm	Board
5-23-2008	3:00 pm	Property Walkthrough
	5:00 pm	Board (pizza for dinner)
5-24-2008	9:00 am	Workday

ELECTION OF OFFICERS

RESOLUTION: Upon motion made, duly seconded and unanimously carried, the officers for the Board of Directors shall remain the same as the previous year:

President	David Falk
Vice President	Don Crino
Secretary	Bruce Fleet
Treasurer	Carol Horn

ADJOURNMENT

The meeting adjourned at 9:40 p.m.