

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
FOLLOWING THE ANNUAL MEETING
September 3, 2006**

CALL TO ORDER

A meeting of the Board of Directors for the Cross Creek Homeowners Association was held on September 4, 2006 in the Center Building conference room. This meeting followed the CCA and CCRR 2006 Annual Meetings. Directors in attendance were: Bryce Hunt by teleconference, Daniel Spivack, Don Crino, Bob Rappold and Carol Horn. Present from Wilderest Property Management were Barb Walter-Operations Director, Don Wagner-HOA Liaison, and Robert Halenda-Property Manager. The meeting was called to order at to order at 9:52 p.m.

APPROVAL OF MINUTES

The minutes of the May 28, 2006 Board meeting were reviewed.

Resolution: Upon motion made, duly seconded and unanimously carried, the minutes from the May 28, 2006 Board of Directors meeting were approved as presented.

FINANCIAL REPORT

The CCCA financial statements were briefly reviewed.

BUDGET

A breakdown of the 612 account, Additional Maintenance Hours, was requested of WPM.

Also it was requested that WPM present an alternative management contract for more comprehensive services under a set monthly management fee. In addition, a proposal was requested for switching the PBX phone system to individual unit phones because of the potential for a high repair cost or replacement expense for the PBX system in the future.

OTHER BUSINESS

Resolution: Upon motion made, duly seconded and unanimously carried, the Roof Guard proposal for 100 Building was approved as presented.

MEETING DATES

Meeting dates for the new fiscal year were set as follows:

Annual HOA Meeting	September 15, 2007	6:00 pm
Property Walk through	May 25, 2007	9:00 am
Work Day	May 26, 2007	TBD
Board of Director's Meeting	May 27, 2007	9:00 am

Other issues specifically emphasized by the Board for WPM attention include the CC310 issues, the clubhouse humidistat protection and the cost of the pool heat exchanger.

ELECTION OF OFFICERS

By consensus the officers for CCA and CCRR are as follows:

	CCA	CCRR
President	Dave Falk	Rob Luhrs
VP	Don Crino	Bob Rappold
Secretary	Bruce Fleet	Bruce Fleet
Treasurer	Carol Horn	Carol Horn

ADJOURNMENT

The meeting was adjourned at 11:30 p.m.