

**CROSS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Pre- Annual Meeting
August 30, 2008**

I. CALL TO ORDER

Rob Luhrs called the meeting to order at 3:00 p.m.

Board members Rob Luhrs, Bryce Hunt, Tim Nimmer, Carol Horn, Bob Rappold and Lindee Sebald were present.

Representing Summit Resort Group were Kevin Lovett, Peter Schutz and Evert Sandoval.

II. APPROVE PREVIOUS MEETING MINUTES

Carol Horn made a motion to approve the minutes from the 5-23-08 Board meeting; Bruce Fleet seconded and the motion passed.

III. FINANCIAL REVIEW

The 2008-09 proposed operating budget was presented with no increase to operating dues. Carol Horn moved to approve the budget for presentation to the Owners; the motion was seconded and passed.

SRG and the Board are to work on Capital Project planning during the fall of 2008.

Lindee Seebald and SRG will work to revise budget plan and financials to ensure that the per square footage and per unit dues are allocated and represented properly.

IV. ANNUAL MEETING PRESENTATION PLANNING

The presentation plans for the annual owner meeting were discussed.

V. PROJECT UPDATES

SRG and the Board discussed the following projects:

-200/ 300 building gutters – SRG presented options and cost estimates to complete gutter and heat tape installation on the 200 / 300 buildings. It was noted that an engineer had been brought in to view and make recommendations to the plan. It was agreed that the existing plan on the end of the 300 building was working well and was of good design. Discussion took place with the intent to complete the ends of the 200 and 300 buildings with the same design. The plan to address the middle section of the 200 building is to install a ground drain moving all runoff from the middle section of the 200 building across the parking lot and to the drainage pond; SRG will check with the Town of Frisco to ensure that this is proper. Bruce Fleet moved to complete the ends of the 200/ 300 buildings with the same design as currently in place at the South end of the 300 building and to check with the Town of Frisco on the idea to run drainage from the center of the 200 building to the drainage pond; the motion was seconded and passed. The center section of the 300 building will be addressed at a later time.

-Entry landscaping

Improvements have been completed to the entry area landscaping; next year, the Board desires additional landscaping improvements at the left side of the entry (as you enter the complex).

VI. ADJOURNMENT

With no further business, the meeting was adjourned at 4:00 p.m.

Approved By: _____
Board Member Signature

Date: _____