

**CROSS CREEK CONDOMINIUM ASSOCIATION
ANNUAL OWNER MEETING
AUGUST 30, 2008**

The meeting was preceded with a presentation by Eric Geis from Resort Internet. Resort Internet proposed installing a wireless internet system for the Cross Creek complex. The Board and Owners will discuss the internet options in further detail later in the meeting.

I. CALL TO ORDER/ PROOF of NOTICE/ QUORUM/ INTRODUCTIONS

Rob Luhrs called the meeting to order at 4:45 p.m.

Notice of the meeting was sent to all Owners on July 30, 2008 by regular mail.

With 12 units represented in person and 5 by proxy, a quorum was reached.

The following units were represented in person:

102 – Tom Hallin, Board member Lindee Seebald and Mr. and Mrs. Weldon
202 – Board member Carol Horn
204 – Board member Bob Rappold
207 – Sue Ferguson
210 – Board member Bruce Fleet
300 – Don Crino
301 – Sam Winslow
306 – Danny Spevack
308 – Board member Rob Luhrs
309 – Mr. and Mrs. John Anderson
311 – Board member Bryce Hunt

During the introductions, a few Owners made opening comments as follows:

301 – Sam Winslow stated that due to the pine beetle infestation and the fact that preventative tree spraying can not occur at Cross Creek due to the close proximity to natural water flow, a reforestation program should be implemented. He also was in favor of adding recycling service at the complex.

306 – Danny Spevack stated his displeasure of some rental guests building fires in the back yard areas of the 200/ 300 building units.

309 – John Anderson stated that the Board should implement a wireless internet system for all Owners and guests and it should be done properly to avoid bad service and issues.

II. APPROVE PREVIOUS MEETING MINUTES

Bruce Fleet made a motion to approve the minutes from the 2007 Annual Owner meeting; Carol Horn seconded and the motion passed.

III. PRESIDENT'S REPORT

Rob Luhrs presented the President's report. He stated that the Board was excited about the management switch from Wilderrest to SRG and happy with the progress made over the past year. He highlighted a few of the projects completed this year which included re-roofing of the 200/ 300 buildings, repainting of the 100 building and many improvements to the clubhouse including the re-facing of the pool area, re-tiling of the bath rooms, a new sauna and many minor repairs.

IV. FINANCIAL REVIEW

Kevin Lovett and Carol Horn presented the year to date financials as follows:

Year to Date Financials

July 31, 2008 close financials report \$45,181 in the Alpine Operating acct., \$33,657 in the Alpine 100 Bldg. Reserve Acct., \$54,448 in the Alpine 200/300 Building reserve and \$49,372 in the Alpine Ctr. Bldg. Reserve acct.

July 31, 2008 close financials report \$130,245 of actual expenses vs. \$141,872 of budgeted expenses.

2008-09 Proposed Operating Budget

The proposed operating budget for 2008-09 was presented.

The 2008-09 Operating Budget does not call for an increase to dues. The Owners present supported the proposed budget. The presented budget will be mailed to all Owners along with these meeting minutes and a cover letter stating that Owners have 30 days to protest the budget.

Capital Projects Plan

SRG and the Board will work on the future capital projects plan during the Fall of 2008.

V. MANAGING AGENT'S REPORT

Kevin Lovett with SRG presented the following manager's report:

Completed Items – a few of the completed items since the 2007 annual owner meeting include:

- Touch up painting
- Clubhouse improvements such as new soap dispensers, light switch covers, speakers and door adjustments
- Repairs to Conference Room including "stained" ceiling tile replacement
- Snow melt mat purchased and utilized at outdoor hot tub area
- Window Crank replacements in units (Owners are encouraged to contact SRG should they have any window crank repair needs)

Pending Items – a few of the pending items planned to be completed in 2008:

- 200/ 300 gutter plans- SRG and the Board are working with an engineer and gutter and heat tape contractors on design plans for the installation of a gutter / drainage system to remove the ice and water build up problems that occur in front of the 200/ 300 buildings. The system will be in place prior to winter 2008-09.

Indoor hot tub- the indoor hot tub will be resurfaced in early September 2008.

Cross Creek Conference Room rates and Hours – The Conference room rates and hours were presented as follows:

RATES

Owners – free, with a cleaning charge of \$25 per hour.

Renters - \$50 / day with a cleaning charge of \$25 per hour.

Non renters / Non Owners - \$100 / day with a cleaning fee of \$25 per hour.

Non Profits – free with a cleaning fee of \$25 per hour.

HOURS

8:00 am – 10:00 pm Sunday – Thursday for all owners and renters

8:00 am – 12:00 pm Friday and Saturday for all owners and renters

8:00 am – 10:00 pm for all non owners and non renters

SRG also reminded Cross Creek Owners to visit the Summit Resort Group / Cross Creek Website at www.summitresortgroup.com

VI. OLD BUSINESS

A. Internet

The Owners thanked Bryce Hunt for his volunteer work in creating the existing wireless internet system at Cross Creek. It has served many Owners and guests well. However, due to the fact that the repeaters and broadcasters are located in rental units, problems arise in the system when renters disconnect the repeaters and broadcasters and remove them from the units. Therefore, the Owners at Cross Creek desire a wireless internet system without housing any components in the units. The Cross Creek Board will hold a conference call meeting in October to review all internet options and come to resolution.

VII. NEW BUSINESS

A few miscellaneous items were discussed as follows:

-SRG directed to place the list of who to call (Association Management vs. Rental Management) in a frame and place it in each unit

-SRG directed to install hooks in bathrooms by the showers with a sign that states “please dry off in shower”

-SRG directed to seal up the gap between the door to the sauna and the frame

-SRG directed to purchase a “block” weight system for the exercise room

-SRG will find replacement phones for units with malfunctioning phone system phones as the phone system is an HOA system and expense

-SRG will check to see if any additional phone lines can be removed to save money off of the phone bill

-SRG will check all of the window sills to inspect for rotten sills and/ or sills in need of paint

- SRG will complete an inspection of the STO siding in the spring and complete repairs as necessary
- SRG will ensure that the heat tapes are turned on in the Fall and turned off in the Spring.
- Julie Weldon will work with SRG to update the small items of the clubhouse lobby such as purchasing new plants

VIII. BOARD OF DIRECTOR ELECTION

Tom Halin moved to nominate the existing slate of Directors; Don Crino also volunteered, the motion was seconded and passed.

IX. NEXT MEETING DATE

The 2009 Annual Owner Meeting is scheduled to be held on the Saturday of Memorial Day Weekend, Saturday ay 23, 2009 at 9:00 am.

X. ADJOURNMENT

With no further business, the meeting was adjourned at 6:10 p.m.

Approved By: _____
Board Member Signature

Date: _____