AURORA AT CROSS CREEK CONDOMINIUMS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES: July 10, 2017

BOARD MEMBERS PRESENT: Dennis Collins, Sonia Clark, Karen MacDonald

BOARD MEMBERS ABSENT AND EXCUSED: Heidi White

HOMEOWNERS: (0) Homeowners Present

CONTRACTOR: R3NG and CPMG

CPMG: Virginia Johnson, Association Manager Minutes taken and written by Virginia Johnson

Meeting called to order at 12:30 PM by Dennis Collins, President Quorum of Board of Directors established.

Roofing update:

The roofing project is complete. The inspection for the GAF additional warrantee will be next week. Jason reviewed pictures and the paperwork for warranty and Debra and CPMG will maintain the warranty and communicate with Insurance Broker for renewal. The board and contractor and CPMG agreed that this was a well-planned, well executed and smooth process and all expressed appreciation for each other. CPMG will communicate the additional warranty with buyers and sellers going forward.

Board of Directors meeting minutes:

Motion: to approve the April 19, 2017, minutes with corrections, was made by Karen MacDonald, seconded by Sonia Clark and passed unanimously.

Financial Statements:

- Motion: To accept the April 2017 and May 2017 and June 2017 financials prepared by CPMG, subject to audit was made Dennis Collins, seconded by Karen MacDonald and passed unanimously.
 - The Board reviewed the Attorney Status report.
- Motion: to not waive late fees and interest on 455 102; 405 103; 405 104 was made by Karen MacDonald, seconded by Dennis Collins and passed unanimously.

Association Manager's Report: Virginia Johnson gave an update on daily operations

<u>Discussion:</u> the next summer project is the 7 balconies that will be done this year 23336-201, 23401 -202, 23401 -203, 12451 203, 23406 203, 23450 204, and 23455 202. WDR will begin mid-July and be completed mid-August weather permitting.

<u>Discussion</u>: The ECC Paint cycle for 2017; next two buildings in the cycle are 23451 and 23401 plus garages and they will begin in the fall and notices will be posted prior to work beginning. <u>Discussion</u>: Light fixtures are in need of cleaning – CPMG will get a bid to clean light fixtures around the property.

Homeowner Topics: No Homeowners Present -

Adjournment: adjourned at 1:28 PM

Next Meeting: Sept 19, 2017 Budget 6:00 PM



Minutes approved at the 9.19.17 Board Meeting

