



MINUTES OF ANNUAL MEETING SEPTEMBER 1st, 2007

The meeting was called to order at 4:30 pm by President Jim Kaiser.

Units represented were A1, A3, A4, A6, B9, B15, C18, and C19. Attendance represented 35% of the ownership.

- **The Minutes of the 2006 Annual Meeting were approved.**
- **The budget was discussed, with appropriate comments from our treasurer, Mickey Blieden.**
 1. Gas expenses in B were lower as there were no major expenses were incurred in 2006,
 2. We have been notified the insurance rate is increasing in 2007,
 3. Frisco has notified the HOA that water and sewer rates will be increased this year.
 4. The gutter repair on Bldg. A was greater than \$1,000, so the Improvement Fund for Bldg. A was charged the full amount rather than spread across all buildings,
 5. The permanent improvement fund for each building is held only for that building, and is funded by HOA dues from that building. Expenses less than \$1,000 are shared expenses for all buildings. Expenses greater than \$1,000 are paid by each building exclusively.
- **Maintenance Issues:**
 1. After a very lengthy discussion, a unanimous decision was made to change the deck colors. Within the next 12-months, the decks will be painted/stained with the russet-brown color of the deck, and remove the different colors of the rails and stiles. The contrasting red color around the front doors will be removed and replaced with the trim green color. A separate email will be sent to owners not in attendance for their comments.
 2. Both dryers in the laundry room seem to operate under normal load conditions,
 3. The door and jam to the locker area needs to be replaced. Notice will be given to Mario for a quote to replace.
 4. Tom and Jim will purchase screen-doors for the units in buildings A and C that need replacements. All storm-screen doors will be brown to match existing screen doors.

5. The entry door to the laundry area will be fitted with an automatic closing hinge to promptly close the door after each entry/exit.
 6. Heidi Kaiser and Tom Sherberg will look to more landscaping rock changes on the property.
- **Special thank you to Heidi Kaiser, Mike Wilson, Steve Ryan, and Mario for their work on landscaping areas with river rock. Many tons were moved by hand, and the effort shows.**
 - **High-speed internet access:**
 1. Qwest could provide DSL service to a single point with the distribution to each unit at the discretion of the HOA. The monthly cost would be \$49.00 but there is no access to any of the units from a single point on the property. Wireless would require routers for each unit, and could not be guaranteed for every unit from a single source location
 2. Comcast could provide cable modems for each unit on the existing cable contract. The addition would be \$50.00 per month, per unit (more than the HOA would care to bear).
 - **SB 100 and SB 89 Issues:**
 1. The website is fully operational at www.creeksidefriscohoa.org
 2. We need statements regarding our Reserve Funds, Investment Policies, conflict resolution between members of the Board of Directors, and policies for dispute resolution between members and the association. These statements must be available to owners in a published manner. They need to be written for the website. The Board will create these documents and include them on the website.
 3. The website now includes the language-updated By Laws.
 - **Election of officers for the Board of Directors for 2007-2008:**
 1. Jim Kaiser (A4) was re-elected HOA President and President of the Board.
 2. Mickey Bliden (B9) was re-elected as Treasurer,
 3. Tom Sherberg was re-elected as Vice President/ Secretary.
 - **The meeting was adjourned at 6:00 pm.**