



## **MINUTES OF ANNUAL MEETING AUGUST 30<sup>th</sup>, 2008**

**The Annual Meeting was called to order at 4:15 pm by President Jim Kaiser.**

**Units represented were A1 (by Proxy), A3, A4, A6, A7, A8, B9 (by Proxy), B10, C18, and C19. Attendance represented 50% of the ownership.**

- **The Minutes of the 2007 Annual Meeting were discussed, and approved.**
  - Questions regarding the screen door replacements were answered by detailing the units receiving doors, and the reason no doors had been ordered for Building B.
  - Doors have been ordered for A1, A2, A5, A6, A8, C18, and C20. A door for B9 deck is ordered at owner expense.
  - The \$1,000 dollar limit for building expense versus general maintenance expense was reviewed.
- **The budget for 2008-2009 was discussed, with comments from President, Jim Kaiser. The budget was approved as submitted.**
  - Discussion regarding decks on the east side of Building B revealed that the Board of Officers had denied a request from the new owners of B10 to approve decks in that area. The Board cited the limited distance (11.53 feet) from the property line with Brook Forest Condominiums, and the required 6-foot easement for the Town of Frisco to the rear of Building B as the reason for denial.
  - The permanent improvement fund for each building is held only for that building, and is funded by the after-expense dollars remaining from 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.
  - Discussion regarding the deck re-construction for Building A brought concerns regarding the under-deck protection for Units A7, A8, and the entrance for the Storage/Utility Room. The owners of A7 and A8 will work directly with Mario Zieba to enhance the area around their entrances, and protect the common building grounds.
  - No major renovations (except the screen door project), or maintenance issues are forecasted.

- A special assessment to Building-A owners is required to fund the reconstruction of the deck on the east side of the building. The amount and means of assessment was tabled until after the general meeting, so that only the owners in Building A would need to participate.

- **Maintenance Issues:**

1. There are no known issues regarding maintenance of the skylights, or roofing on all buildings. Gutters throughout the property have been checked or repaired. Father Ryan (C20) indicated that he has a continuing issue with leaks from the gutter above his entrance. The Board will direct Mario to repair that gutter.
2. The door-lock to the locker area needs to be replaced. Mario will replace the non-self-locking assembly with one that continuously locks.
3. The space between the new parking barriers before units A7 and A8 will be widened to accommodate ADA access.
4. The trash-bin area will be fitted with a new gate. The new gate will be lighter and stronger. Owners felt a gate would be less unsightly, and would provide some deterrence to wildlife access.
5. Jim Kaiser agreed to be a committee-of-one to investigate costs to repair concrete issues throughout the property. The walkway in-front of Building-B needs a section raised. The walkway in-front of Building-C needs patching, as does the landing in-front of Units A7, A8 and the Laundry/utility area. The step to the deck for C17 needs to be rebuilt. Jim will make submit his findings to the Board.
6. The green canoe behind Building-B will be delivered to the Frisco Marina for their use. After notice to all owners, and a 1-year wait period, the canoe is determined abandoned.
7. The military-style shipping container containing a diesel engine behind Building-B will be removed before winter. The Board will contact the property manager for Brook Forest Condominiums to ascertain if the item belongs to one of their owners. If not, the Town of Frisco will be asked to cart the item away.
8. The stark landscaping of the small island in front of units A5 and A8 was discussed. The Board will consider options to modify the appearance, which may include consideration to remove all, or a portion of the island. Megan Bemis (A7), a professional landscape architect, and JP Murad (A8) has agreed to work with the Board to suggest reasonable alternatives to enhance the area. It is current Board policy to replace grass on common areas with mountain-style xeriscape (requiring no residential watering).
9. The current Schedule A (Rules and Regulations) to the By Laws was reviewed. Notice was made that an error in a past print of the Schedule A had erroneously provided 2-parking spaces per unit. The common property has spaces for 30-vehicles. With 20-units, and 30-spaces, that provision is unattainable. Schedule A was corrected to represent reality. Owners who choose to rent their units have been notified that while every attempt to provide 2-vehicle space for their long-term renters will be made, a guarantee of space is not provided. The Board has further directed owners to obtain license-plate and vehicle description for each of the renter vehicles on the lot.

- **Website:**
  - The website is fully operational at [www.creeksidefriscohoa.org](http://www.creeksidefriscohoa.org)
  - The website is a by-product requirement of State of Colorado Senate Bills SB-5-89 and SB-5-100.
- **Property Management:**
  - Many owners encouraged the new Board to pursue investigating costs and opportunities for property managers for Creekside Condominiums. Owners realize a change involving property managers will require increased dues. The Board is aware that Board member involvement persists with or without property management support.
  - The trend toward property management is not necessarily for rental support, but for maintenance and owner dispute issues.
- **A Summit County and Creekside property value review was distributed and discussed.**
- **Election of officers for the Board of Directors for 2008-2009:**
  - Steve Ryan (A2) was elected HOA President and President of the Board
  - Mickey Blieden (B9) was re-elected as Treasurer
  - Jim Testin (A7) was elected as Vice President
  - Lou Marchesano (B10) as elected Secretary
  - Jim Kaiser remains in an advisory capacity with the Board as President-Emeritus for 1-year
- **Special Assessment for Building A:**
  - Effective October 1<sup>st</sup>, 2008, dues for Building A will increase to \$300 per month for the next 12-months (a monthly increase of \$60.00). The one time assessment of \$710.00 may be paid by December 31<sup>st</sup>, 2008 and dues will remain at \$240 per month.
  - The assessment was submitted/approved by the Board, and unanimously approved by the owners in Building-A.
- **The meeting was adjourned at 6:30 pm.**