



**Creekside Condominiums HOA  
ANNUAL MEETING MINUTES  
September 11<sup>th</sup>, 2010, 4 PM, Unit B9**

• **Approval of the 2009 Annual Meeting Minutes**

<http://creeksidefriscohoa.org/files/2009AnnualMeetingMinutes.pdf>)

Approved: Patrick Marlborough  
Seconded: Mike Wilson

• **Discussion of maintenance completed 2009-2010**

1. Tree removal (planned and unplanned): Lodge-Pole Pine beetle-kill trees removed, 2 large trees adjacent to the main parking lot blew down and caused some minor damage. We discussed the need to plan for future tree removal. Also a systemic insecticide treatment has been recommended to treat aphids on cottonwood trees. Megan Testin will get quotes on treatment prices. We would also like to remove some of the fallen large aspen trees.
2. Gutters and heat tape, Bldg C
3. Chimney sweeping last performed by Service Monkey 12/30/09 on units A2, A5, A6, A8, B12, B13, B14, B15, C20 should be rescheduled this year. Owners will need to make sure Mario can provide access to fireplaces unless other plans are made. Several other upkeep recommendations were made including replacing chimney refractory's.
4. Spring cleanup; Mike, Megan and Jim did some landscaping improvements and cleanup. We will try to get out an early notice next spring, but it is very weather dependent.

• **Budget for 2010-2011**

1. New for this year: \$20/month increase to Bldg B due's to keep the reserve up for anticipated boiler replacement.
2. Outlook on future expenditures, see budget

Approved: Ron LeMaster  
Seconded: Fr Dennis Ryan

• **Maintenance Issues:**

1. Gutter and heat tape maintenance: problems with Bldg C gutters continue and have been attributed to roof problems in the area. Mario has been asked to provide estimate on fixing drainage problems
2. Sprinkler timers should be replaced...they leak.
3. Cable/internet bundle: Still not a cost effective option available.
4. The trash-bin area still needs a gate. We may consider an enclosed structure when we get bids from contractors. All agree it is unsightly and attracts too much wildlife.
5. Deck painting and repair: Lance and Jim would like to help with painting under deck above A7 and A8. Immediate deck repair is required for unit A4. Patrick is checking contractors. Deck painting is required on unit B10. Floor and railing repair is required on unit C19. The supporting deck post and railroad tie wall is in need of repair in front of unit A8. Mario or other contractor should give quotes on other decks in need of painting.
6. Bike storage room cleanup: can the ladders be put on some racks to get more room for bikes? The skis, saucers, and sleds need to be removed.
7. Landscaping at entrance (right side): Are there some other solutions? A big buried boulder would prevent the snow plow from disturbing the rock. The sign needs repainting as it is fading in the sun. The realtor's sign has been there for years.
8. Recycling Area: Can Mario come more regularly during peak times so it doesn't overflow so much?

• **Election of officers for the Board of Directors for 2010-2011:**

President - Jim Testin

Vice President – Joe Isaac

Treasurer – Micky Blieden

Secretary – Dee LeMaster

Approved: Micky Blieden

Seconded: Tom Sherberg

**NOTE:**

Several owners expressed interest in assisting the board, including Patrick, Kerry Ann, Nancy, and others.