



**Creekside Condominiums HOA
ANNUAL MEETING - MINUTES
September 24th, 2011, 4 PM**

Units in attendance:

- **The Approval of the 2010 Annual Meeting Minutes (<http://creeksidefriscohoa.org/Minutes>)**

Approved: Patrick Marlborough

Seconded: Michael Blieden

- **Discussion of property maintenance, upkeep, and projects completed 2010-11**

1. Tree removal, lodgepole pine beetle trees spraying, systemic insecticide treatment to treat aphids on cottonwood trees, deep root fertilizers applied
2. Two new dryers in laundry room
3. Spring Cleanup

- **Budget for 2011-12**

1. No change in dues
2. Outlook on future expenditures, see budget attached

Approved: Tom Sherberg

Seconded: Patrick Marlborough

- **Issues and Concerns Discussed:**

1. Gutter and heat tape maintenance, bldg A and C gutters
2. Building B – when has the roof last been replaced? Can we get a professional to come out and inspect (The Roofing Company, Granby did work last)
3. Building B – Boiler still in good shape, but need to keep reserves up for replacement someday
4. Recycling – ask Mario for more regular pickup, should we get larger containers?
5. The trash-bin area will get dumpster enclosure doors (installed Oct 2011)
6. Deck painting and repair
7. Building painting, last time it was done was 2006 (request no sprayers next time)
8. Some owners are interested in installing new windows, better quality
9. Venting for dryers (Mario cleaned out in Oct 2011)

10. Is there a company that specializes in snow removal off roof? (Jim has contact info)
11. Can the security lights be improved, Patrick will look into different bulbs
12. Request of everyone to flatten cardboard boxes at recycling
13. Communicate to renters about no garbage left outside doors, on porches, cig butts, etc.

• **(Re)Election of officers for the Board of Directors for 2011-2012:**

President - Jim Testin

Vice President – Joe Isaac

Treasurer – Micky Blieden

Secretary – Dee LeMaster

Approved: Steve Ryan

Seconded: Pam Marlborough