



**Creekside Condominiums HOA
ANNUAL MEETING
September 29th, 2012, 4 PM**

President Jim Testin called the meeting to order at approximately 4:15 P.M. It was held on Mickey Blieden's deck and the weather was beautiful. Present: Dee and Ron LeMaster –A1, Pam and Patrick Marlborough-A4, Tammy and Steven Ryan- A2', Stephanie and Tom Sherberg- A3, Megan and James Testin –A7, Mickey Blieden-B9, Erin Nordlof – B15, and Father Dennis Ryan- C19. Chips and guacamole and a variety of beer were on hand so that the possibility of bipartisan issues would not be a problem.

- **The Minutes of the 2011 Annual Meeting**
(<http://creeksidefriscohoa.org/Minutes>) were approved by Mickey and seconded by Tom.
- **Discussion of work completed 2011 – 2012**
 1. The water leak has been taken care of and a new walkway in front of **Building A** will have to be built. Mario will be contacted to get this underway.
 2. The trees have been sprayed and fertilized. Jim mentioned that the aphids were particularly bad this year.
 3. Building B had a roof leak and it was fixed
 4. Spring cleanup was a success
 5. Trash-bin area dumpster doors have been a success
- **Budget for 2012-2013(attached)** was approved by Dee and seconded by Erin
- **Maintenance Issues:**
 6. Gutter and heat tape on Building C has to be billed to the association, not individuals. This will be corrected by Mickey and Patrick.
 7. Bids from the driveway resealers have been reviewed and Megan said the company chosen is very reliable and cost is reasonable.
 8. Venting for the dryers still has to be worked on and Mario will be contacted to get this underway. Bids etc.

9. Building B needs painting in the rear, gutters and new flashing. I assume this will be discussed with maintenance and action will be taken.
10. Building C needs painting on the West side
11. The laundry area (common place) needs work. Mario will be contacted to strip the wallpaper in the hallway, paint the walls and ceiling, and replace the light fixtures.
12. **Urgent Attention!!!!**
 - a. **If you have renters, please let them know that there will be no charcoal grills allowed on the decks.**
 - b. **Owners and renters need to be reminded to flatten all cardboard boxes, please. Leaving them open causes much waste of dumpster space. If you are remodeling your unit, be reminded that any boxes or materials from that remodeling project cannot be put in the dumpster. You must arrange to haul those materials away. No furniture can be left at the dumpster. You must arrange to haul this away. Also, if you throw your laundry into the dumpster, there are certain people who will gladly “dumpster dive” to retrieve it. (Father Dennis Ryan or Steve Ryan of Ryan Dive and Deliver)**
13. New Aspen trees and perhaps a couple of shrubs will be planted in the new planter in front of Building A. This is the area that had to be dug out for the water leak repair. Dee and Megan will work on this. There will, in addition, be some perennial flowers added to make this area attractive, as it is street side of our complex. The soil will have to be amended in the planter and grass seed or sod will have to replace what was torn out.
14. Decks for all the units in front of Building A need to be replaced. The association will pay for replacement of current decks that are out of repair, however if anything is added it will be up to the individual unit owner to pay. Unit A1 wants to add a deck, Unit A2 and Unit A3 want repair. Plans from each owner will be submitted so that all units satisfy association requirements and all other owners affected are in agreement.
15. Sidewalks in front of Building A are crumbling, however it was decided that sidewalk replacement not occur until the decks have been completed.
 - **Maintenance projects** were approved by a motion by Mickey and seconded by Ron
 - **Election of officers are as follows:**
 - President:** Patrick Marlborough
 - Vice President:** Ron LeMaster
 - Secretary:** Dee LeMaster
 - Treasurer:** Mickey Blieden
 - **The meeting was adjourned** motion by Tom and seconded by Steve