



**Creekside Condominiums HOA
ANNUAL MEETING MINUTES
October 5th, 2013**

• The 2013 Annual meeting was called to order by Patrick Marlborough (President) at 4:00 PM. Condo owners from 10 of the 20 units were present (quorum). The complete Board of Officers was present.

• Approval of the 2012 Annual Meeting Minutes

<http://www.creeksidefriscohoa.org/files/2012AnnualMeetingMinutes.pdf>

• Discussion of work completed 2012-2013

1. Stephanie and Tom Sherberg replaced the deck on unit A3 (existing deck had rotted and become unsafe). The new deck looks great and is a sample of the decks to be replaced on A1 and A2 in 2014.
2. Megan Testin completed the landscaping replacement following the waterline rupture repairs to the entrance way.
3. The property trees were sprayed with a systemic aphid treatment.
4. Major maintenance repairs were needed this year:
 - ◆ Main waterline rupture and repair
 - ◆ Blocked sewer pipe cleaned and repaired
 - ◆ Frozen pipe in laundry room replaced
 - ◆ Asphalt parking area was resealed
5. Signs have been placed in the dumpster area for recycling bin locations
6. New cable receivers have been installed in each unit to facilitate Comcast Cable changes.
7. Repairs were made to unit B14 (Jennifer Schum).

• **Discussion of New Business**

1. A motion to modify the rules regarding the storage of vehicles on the parking lot was made. Following discussion, the motion was approved. The change is published in <http://www.creeksidefriscohoa.org/Rules.html> and reads as follows:
“Each unit is entitled to one non-designated parking space in the parking area. Owners shall be responsible to see that neither they nor their lessee, or guests interfere with the right of the other owners to exercise this privilege. All vehicles must be registered, licensed, and insured as required by the State of Colorado. No storage of vehicles is permitted. Each vehicle must be moved from the Creekside parking area at least once per week. On snow days, vehicles need to be moved in the early morning hours for snow removal operations.”
2. Discussion regarding upcoming work included:
 - ◆ Electrical modifications to Building C
 - ◆ Exterior touch-up painting near Unit C19
 - ◆ Decks and walkways in-front-of Units A1 and A2
 - ◆ Roofs through-out the property
 - ◆ Planter-retaining wall repair to space adjacent to Unit A5 and A8
3. Issues regarding smoking in, and around the condominium units were left unresolved, except that owners were reminded to encourage proper disposal of cigarette-butts outside the buildings and the HOA Rules and Regulations are followed.
4. Discussion regarding increased need for recyclable pick-up. Patrick was going to review with Mario.

• **Budget for 2013-2014**

1. Annual budget is increased by \$1,540 reflecting increases in annual recurring costs.
2. Expenses exceeded budget in 2013 due to Main waterline rupture and asphalt sealing.
3. New for this year: Bldg B due's increase to \$350 monthly.
4. Outlook on future expenditures, see budget.
5. The budget was approved as submitted.

• **Election of officers for the Board of Directors for 2013-2014 (board re-elected):**

President - Patrick Marlborough
Vice President – Ron LeMaster
Treasurer – Mickey Blieden
Secretary – Dee LeMaster

• **Annual Meeting was adjourned.**

Long-time owner and full-time resident Father Dennis Ryan has sold his unit (C19) and moved to Lakewood, CO. We will all surely miss him and the boys Peter and Paul. The new owners are Christine Staples and Nicholas Hatfield. Welcome new friends.